



An
Bord
Pleanála

Board Direction
BD-007182-20
ABP-305811-19

The submissions on this file (including the applicant's response to the Board's Section 132 notice and the appellant's response to the Board's Section 131 notice) and the Inspector's report, and addendum report of 20th November 2020, were considered at a further Board meeting held on 15/12/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Sustainable Residential Development in Urban Areas Guidelines, the Childcare Facilities Guidelines, the Design Manual for Urban Roads and Streets, the Planning System and Flood Risk Management Guidelines, the Limerick County Development Plan 2010 – 2016, the Castleconnell Local Area Plan 2013 – 2019, the zoning of the site, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide a satisfactory standard of amenity to future residents and, through the provision of a creche and public open space, would enhance the amenities of the overall Castle Rock housing estate. Furthermore, the proposed development would not constitute a flood risk and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the Lower River Shannon Special Area of Conservation (site code number 002165) is the only European Site for which there is a likelihood of significant effects. The Board considered the Natura Impact Statement and all other relevant submissions and carried out an appropriate assessment of the implications of the proposed development for the European Site in view of the site's Conservation Objectives. The Board considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment. In completing the assessment the Board considered, in particular, the

- i) likely direct and indirect impacts arising from the proposed development both individually and in combination with other plans or projects,
- ii) mitigation measures which are included as part of the current proposal, and
- iii) Conservation Objectives for the European Site,

In completing the AA, the Board accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Site, having regard to the site's Conservation Objectives.

In overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of European site(s) in view of the site's Conservation Objectives.

Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 6th day of September 2019 and by the further plans and particulars received by An Bord Pleanála on the 8th day of July 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of any development.</p> <p>Reason: To ensure the timely provision of services, including the creche, for the benefit of the occupants of the proposed dwellings.</p>
3.	<p>Prior to the commencement of the development, Stage 1 and Stage 2 Road Safety Audits of the spine road to the Castle Rock Housing Estate shall be undertaken. Any recommendations arising for traffic calming shall be implemented prior to the making available by the developer for first occupation of the permitted dwelling houses, or for the use of the creche, whichever is the sooner.</p> <p>Reason: In the interest of road safety.</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
5.	Cables

6.	<p>The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall comply with the detailed standards of DMURS.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
7.	Electric Vehicles
8.	<p>Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Such lighting shall be provided prior to the making available by the developer for first occupation of any house.</p> <p>Reason: In the interests of amenity and public safety.</p>
9.	<p>Proposals for street names, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. Thereafter, all street signs, and house numbers, shall be provided in accordance with the agreed scheme.</p> <p>Reason: In the interest of urban legibility.</p>
10.	<p>Prior to the commencement of development, details of the play equipment proposed for the children's playgrounds and of street furniture proposed for the public open space shall be submitted to and agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of amenity.</p>
11.	<p>The areas of public open space shown on the lodged plans shall be reserved for such use. These areas shall be levelled, contoured, soiled, seeded, and landscaped in accordance with the landscaping scheme submitted to An Bord Pleanala on the 8th day of July 2020. This work shall be completed before any of the dwelling houses are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority.</p> <p>Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.</p>

12.	<p>Prior to the making available by the developer for first occupation of the permitted dwelling houses, the submitted Flood Management Plan shall be completed and updated, as appropriate, and resubmitted to, and agreed in writing with, the Planning Authority.</p> <p>Reason: In the interest of public safety.</p>
13.	<p>(a) Prior to the commencement of development, a Tree Protection Management Plan for the route of the proposed emergency means of access shall be submitted to and agreed in writing with the Planning Authority.</p> <p>(b) Prior to the commencement of development, detailed plans of the proposed emergency means of access and a timetable for its construction shall be submitted to and agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of visual amenity and public safety.</p>
14.	<p>Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.</p> <p>Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.</p>
15.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p>

	<p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
16.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:</p> <ul style="list-style-type: none"> (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; (b) Location of areas for construction site offices and staff facilities; (c) Details of site security fencing and hoardings; (d) Details of on-site car parking facilities for site workers during the course of construction; (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; (f) Measures to obviate queuing of construction traffic on the adjoining road network; (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; (h) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; (i) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater; (j) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil; (k) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains. <p>A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.</p> <p>Reason: In the interest of amenities, public health and safety.</p>

17.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.</p> <p>Reason: In the interest of sustainable waste management.</p>
18.	<p>Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
19.	<p>Surface water drainage arrangements shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In order to minimise flood risk.</p>
20.	<p>The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -</p> <ul style="list-style-type: none"> (a) Notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, (b) Employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and (c) Provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove. <p>In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.</p>
21.	<p>Prior to the commencement of development, a bat survey of the site shall be undertaken and measures for the protection of bats shall be identified.</p>

	This survey and these measures shall be submitted to and agreed in writing with the Planning Authority. Reason: In the interest of wildlife protection.
22.	Security 1
23.	S.48 Unspecified

Board Member

Date: 15/12/2020

John Connolly