



Planning and Development Acts 2000 to 2019

Planning Authority: Kildare County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 25th day of May 2020 by ES Leixlip Greenfields Limited care of McGill Planning Limited, 45 Herbert Lane, Dublin 2.

Proposed Development:

A planning permission for a strategic housing development of circa 6.55 hectares at Leixlip Gate, Kilmacredock, Leixlip, County Kildare and including for works along Green Lane.

The development will consist of:

- Demolition of an existing habitable house and an agricultural barn (total floor area circa 599 square metres).
- Construction of 239 number dwellings comprising:
 - a) 136 number two-storey houses comprising 16 number two-bedroom, 114 number three-bedroom and six number four-bedroom units,
 - b) 73 number apartments within three number four-storey blocks comprising 29 number one-bedroom and 44 number two-bedroom units,
 - c) 30 number duplex units within three number, one to three-storey blocks comprising 15 number two-bedroom and 15 number three-bedroom units,All with associated private gardens/ balconies/ terraces to the north/south/east/west elevations.

- Construction of a creche (circa 294 square metres) and a gym (circa 224 square metres) at ground floor of Apartment Block A.
- 393 number car parking spaces (including e-charging points) and 208 number secure bike parking spaces located within dedicated bicycle stores.
- Vehicular access to the development via Leixlip Gate Avenue to the east with pedestrian/cyclist access via Leixlip Gate Avenue and the R449 to the west.
- Upgrading of part of Leixlip Gate Avenue which will entail modifications to the permitted boundary and vehicular access to the single dwelling permitted under Kildare County Council Register Reference number: 16/90.
- All associated site development works (including reprofiling/culverting of part of minor watercourse on site), provision of landscaped open spaces, boundary treatments, bin stores, Electricity Supply Board substation kiosks, public lighting; site services, drainage works (including foul pumping station on site and connection to existing foul sewer on Green Lane) and all associated infrastructure.

Decision

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the policies and objectives set out in the Kildare County Development Plan 2017-2023, as varied,
- (b) the Rebuilding Ireland Action Plan for Housing and Homelessness 2016,
- (c) the Urban Development and Building Heights Guidelines for Planning Authorities, prepared by the Department of Housing, Planning and Local Government in December 2018,
- (d) Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013, as amended,
- (e) Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009,
- (f) Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in March 2018,
- (g) Planning System and Flood Risk Management for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009,
- (h) the nature, scale and design of the proposed development,
- (i) the availability in the area of a range of social, community and transport infrastructure,
- (j) the pattern of existing and permitted development in the area,
- (k) the planning history within the area,
- (l) the submissions and observations received,
- (m) the report of the Chief Executive of Kildare County Council, and
- (n) the report of the Inspector.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban site, the Report for Appropriate Assessment Screening submitted with the application, the Inspector's Report, and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment Screening

The Board completed an environmental impact assessment screening of the proposed development and considered that the Environmental Impact Assessment Screening Report submitted by the developer, identifies and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.

Having regard to:

- (a) the nature and scale of the proposed development on an urban site served by public infrastructure,
- (b) the absence of any significant environmental sensitivities in the area,
- (c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

the Board concluded that, by reason of the nature, scale and location of the subject site, the proposed development would not be likely to have significant effects on the environment. The Board decided, therefore, that an environmental impact assessment report for the proposed development was not necessary in this case.

Conclusions on Proper Planning and Sustainable Development

The Board considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that a grant of permission for the proposed Strategic Housing Development would materially contravene the Leixlip Local Area Plan 2020-2023 in respect of building height.

The Board considers that, having regard to the provisions of section 37(2)(b)(i) and (iii) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of Leixlip Local Area Plan 2020-2023 would be justified for the following reasons and considerations.

In relation to section 37(2)(b)(i) the development is strategic in nature, as per the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016. The proposed development is of strategic importance to the development of Leixlip in line with national policies to provide for compact growth within the Dublin Metropolitan Area Strategic Plan (MASP), and in proximity to public transport.

In relation to section 37(2)(b)(iii) of the Planning and Development Act 2000, the proposed development is in accordance with Specific Planning Policy Requirement (SPPR) 4 of the Urban Development and Building Height Guidelines, with the proposed four-storey building at the junction of the R449 and Green Lane in compliance with section 3.6 of the guidelines. The proposed apartment building will deliver a high-quality development form at this location. The building height is therefore justified. It is furthermore considered that the proposed development is in accordance with national guidance, such as the National Planning Framework and Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic

Strategy (RSES), Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in March 2018, and Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009, which seek the creation of compact, sustainable residential developments to be located in appropriate urban locations, close to existing/proposed infrastructure and services. The development is located on residentially zoned land within the development boundary of an existing urban settlement, sequentially located relative to the town centre, and is adjacent to existing infrastructure and services.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) The dwellings on plot 136 shall be omitted and the dwelling on plot 135 redesigned as a dual aspect unit, with access to the dwelling from the south. That part of the site thereby released shall be assigned use as public open space,
 - (b) The dwellings on plots 75 and 76 shall be omitted and replaced with type C units as proposed on plots 77 and 78, with a pedestrian path provided between units 76 and 77 to the south of the privacy strip to these dwellings,
 - (c) The pedestrian path within the public open space along the southern boundary of the site shall be extended to the junction with the north-south street and pedestrian crossing facilities provided for at this location,
 - (d) The proposed boundary of a 1.2-metre high railing and hedgerow to the north of duplex blocks B and C shall be omitted and in its place a low level landscaped privacy strip shall adjoin all ground level patios to Blocks B and C with further details in relation to an open boundary arrangement or other permeable boundary solution to be submitted to the planning authority for their written agreement.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to the planning authority for written agreement prior to commencement of any development. In particular this plan shall stipulate that prior to the commencement of any development on site, Leixip Gate avenue shall be upgraded and widened. The developer shall submit full drawings and details, including dimensions, cross sections, drainage, services, road lining and signage and vulnerable road user facilities, in accordance with the requirements of the planning authority. All works undertaken shall ensure the protection of existing trees to be retained at this location, as per the measures in the submitted Terrestrial Ecological Assessment and Arboricultural Report.

Reason: In the interest of traffic and pedestrian safety and the timely provision of supporting infrastructure.

4. All recommended measures outlined in the submitted Terrestrial Ecological Assessment, Arboricultural Assessment and Tree Protection Plan shall be implemented in full.

Reason: In the interests of biodiversity and protection of trees.

5. Any works required to stabilise the Demense Wall along the southern boundary of the site shall be undertaken in accordance with the following requirements of the Department of Culture, Heritage and the Gaeltacht:
- (a) Prior to any construction or stabilising work commencing on the Demesne wall boundary, a moss, lichen and vascular plant survey shall be carried out by an Ecologist. In the case of legally protected species found a licence shall be required from the Department of Culture, Heritage and the Gaeltacht to disturb such species,
 - (b) Prior to any construction work (including ivy and bramble removal) commencing on the stone wall boundary, a bat survey shall be undertaken. Should bat roosts be found, a licence application shall be made to the Minister for Culture, Heritage and the Gaeltacht to interfere with the roost,
 - (c) Ivy and bramble removal shall only be carried out outside the main bird breeding season (i.e. from September to February inclusive),
 - (d) Repair works shall use local stone similar to that within the wall,
 - (e) Only traditional lime mortar and not cement shall be used for rebuilding, pointing, grouting.

Reason: In the interest of biodiversity.

6. Not more than 75% of residential units shall be made available for occupation before completion of the childcare facility unless the developer can demonstrate to the written satisfaction of the planning authority that a childcare facility is not needed (at this time).

Reason: To ensure that childcare facilities are provided in association with residential units, in the interest of residential amenity.

7. Details of the materials, colours and textures of all the external finishes to the proposed dwellings/buildings shall be as submitted with the application, unless otherwise agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity.

8. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

9. Proposals for an estate/street name, 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 estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

10. 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/installation of lighting.

Reason: In the interests of amenity and public safety.

11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

12. Details of the bicycle parking space layout, storage arrangement, marking demarcation, and security provisions for bicycle spaces shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

13. (a) The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination,

- (b) A revised Stage 1 Road Safety Audit shall be undertaken, taking account inter alia of condition 3 above and the alignment of the access into the site, and a Stage 2/3 Road Safety Audit shall be undertaken. The findings shall be closed out, signed off and incorporated into the development at the developer's expense. Exact details of any improvement measures shall be submitted to the planning authority for written agreement prior to the commencement of development,
- (c) Provision shall be made for a footpath and cycle path along Leixlip Gate avenue, connecting into Green Lane, as per the submitted plans and particulars and in accordance with the requirements of the planning authority. The design of the footpath and cyclepath, and associated construction measures, shall ensure existing mature trees to be retained at this location are protected. Details in relation to connection points with Green Lane shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets,
- (d) Full cross section drawings and details for the provision of the two pedestrian and cycle path links from the proposed development onto the R449 shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

14. Prior to the opening/occupation of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents/occupants/staff employed in the development and to reduce and regulate the extent of parking. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

15. The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

16. A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, facilitating the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations/points have not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the Planning Authority prior to the occupation of the development.

Reason: To provide for and/or future proof the development such as would facilitate the use of electric vehicles.

17. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Prior to commencement of development the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.

Upon Completion of the development, a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interests of public health and surface water management.

18. The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled, contoured, soiled, seeded, and landscaped in accordance with the landscape scheme submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority. This work shall be completed before any of the dwellings are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority or management company.

In addition to the proposals in the submitted scheme, the following shall be carried out:

- (a) Revised landscape plan for the area of public open space, retained minor watercourse and tree line to the east of the site with a focus on design of the stream, levels, planting and revised boundary treatment to ensure integration and visibility of the stream from the adjoining open space,
- (b) Revised landscape plan for the area of the retained watercourse to the west of the site with additional details of, among other things, contouring or stepping, side slopes, boundary and plans and sections,
- (c) Wildflowers shall be of Irish native origin and shall not be introduced into woodland areas along the eastern boundary of the site or into the existing watercourse,
- (d) Ecologically friendly box culverts shall be used in preference to piped culverts where possible.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

19. A schedule of landscape maintenance shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development. This schedule shall cover a period of at least three years and shall include details of the arrangements for its implementation.

Reason: To provide for the satisfactory future maintenance of this development in the interest of visual amenity.

20. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company or such other security as may be accepted in writing by the planning authority, to secure the protection of the trees on site and along Leixlip Gate avenue and to make good any damage caused during the construction period, coupled with an agreement empowering the planning authority to apply such security, or part thereof, to the satisfactory protection of any tree or trees on the site or the replacement of any such trees which die, are removed or become seriously damaged or diseased within a period of three years from the substantial completion of the development with others of similar size and species. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To secure the protection of the trees on the site.

21. (a) The developer shall submit a revised Noise Impact Assessment by a suitable qualified acoustic specialist to ensure the development will not be exposed to levels in excess of the Kildare County Noise Action Plan 2019-2023 Lden threshold of 70 dB(A) and Lnight threshold of 57 dB(A). The Acoustic Design Statement shall have regard to internal noise levels (BS8233:2014) and noise levels at the proposed private space and designated open space,
- (b) All noise mitigation measures, including glazing specifications and ventilation systems, for all houses and for the apartment blocks, to mitigate against noise arising from the adjoining R449 road, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such measures shall ensure that the standards set out in BS8233:2014 are adhered to in relation to such residential units. The agreed measures shall be implemented prior to the making available for occupation of all such residential units.

Reason: To protect residential amenities.

22. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan. This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

23. The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse/bin storage, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company. Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

24. 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. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the

prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

25. 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:

- (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 tree protection measures for along both sides of Leixlip Gate avenue,
- (d) Details of site security fencing and hoardings,
- (e) Details of on-site car parking facilities for site workers during the course of construction,
- (f) 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. All construction traffic shall avoid Leixlip Town. No direct access for construction traffic into the site shall be facilitated off the R449,
- (g) Measures to obviate queuing of construction traffic on the adjoining road network,
- (h) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,

- (j) 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,
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains,
- (m) 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.

Reason: In the interest of amenities, public health and safety.

26. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

27. 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:

- (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 carry out site testing and monitor all site investigations and other excavation works, including all removal of topsoil associated with this development, including the construction of the heritage trail, all necessary licences or consents under the National Monuments Acts 1930 to 2014 having been obtained,
- (c) should archaeological material be found during the course of archaeological monitoring, all work which might affect that material will cease pending agreement with the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht to how it is to be dealt with,
- (d) all archaeological deposits/features, within the area where groundworks will occur, which were recorded during test excavation at the site in December 2005, shall be fully archaeologically planned, photographed and excavated by a suitably qualified archaeologist, all necessary licences or consents under the National Monuments Acts 1930 to 2014 having been obtained,
- (e) all costs of archaeological work necessitated by, or arising from, the development shall be borne by the developer.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection (in situ or by record) of any remains that may exist within the site.

28. Prior to commencement of development, the developer 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.

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.

29. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

