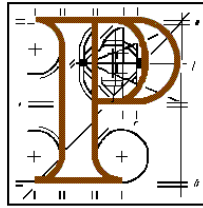


**An Bord Pleanála
Inspector's Report**



PL21.246255

Development

Description: 7 no. three-bed terraced houses with domestic garages and connection to services and ancillary works at Woodstream, Carrownacleigha, Coolaney, Co. Sligo.

Planning Application

Planning Authority: Sligo County Council.
Planning Authority Reg. Ref.: 15/437.
Applicant: Teresa McSharry
Type of Application: Permission.
Planning Authority Decision: Grant Permission with Conditions.

Planning Appeal

Appellant(s): Woodstream Residents Association
Type of Appeal: 3rd Party -v- Grant.
Date of Site Inspection: 5/05/2016

Inspector: Suzanne Kehely

1.0 SITE LOCATION AND DESCRIPTION

- 1.01 The appeal site of a stated area of 0.175 hectares is located in a fenced off part of a relatively new housing development within the development area of Coolaney Village which is 7km from Sligo town. It is at the south west periphery and bordered by an active railway line which also corresponds to the development boundary of the village and its environs. It is otherwise surrounded by houses and open space.
- 1.02 The estate is accessed off the L2801 road which bridges over stream. The entrance is just south of the south west end of the village. There is a small neighbourhood parade of shops recently constructed and presently only occupied by a chemist. The other units are vacant.
- 1.03 The estate features a range of house types in both size and style and includes terraces of house and larger detached houses. There are some fenced off sites – notably near the entrance and at the south west periphery.
- 1.04 The site is backed onto by 7 semi-detached dwellings to its west and is adjacent to a detached house on its northern side. The site overlooks a small open green to the east which also over looked on the opposite side,

2.0 PROPOSED DEVELOPMENT

- 2.01 The application lodged with the planning authority on 6th November 2015 proposes to construct 7 no. Two-storey dwellings in two terraces – one of four dwellings and one of three dwelling. All dwellings are oriented to face onto the green the terrace of four is aligned with building line set by the adjacent detached house (no.46) whereas the other terrace is angled to follow the bend in the road. Each house has:
- Domestic garage at the end of the back garden – 6 of which are semi-detached.
 - Key dimensions: Floor area @ 104.54 sq.m. Ridge height @ 8.275m above ground. Finished floor level @ 73.50 and 73.4 which are slightly lower than adjacent houses and reflect the gradient in the road.
 - 2 no. off-street car park spaces for each house.
 - External finishes comprise coloured render with stone detail to the front porch and blue black roof slates. External door are proposed to painted hardwood.

A concrete post and infill timber panel fence is proposed along the south east boundary by the railway line.

3.0 PLANNING HISTORY

The following files are in a pouch at the back of the file:

- Planning authority reference PL04/1011 refers to a grant of permission for 85 dwellings – reduced from 95 by condition.
- Planning authority reference PL06/40 refers to a grant of permission for revision of house types thereby reducing total number of house from 85 to 75. (Under this permission there are 3 detached houses proposed in the subject development site.)
- Planning authority reference PL12/27 refers to a refusal of permission for 17 houses previously granted in both decision above. 3 of these were proposed on the subject site and the balance on an undeveloped part of the site further west.

The reason for refusal stated

In accordance with the Core Strategy provisions of the Sligo County Development Plan 2011-2017 it is the policy of the planning authority to encourage growth in the Gateway and Key Support Towns (Policy SP-S-2) by applying a moratorium on multiple –unit residential developments in a number of settlements including Coolaney-Rockfield until the year 2013 when a review of this policy will be undertaken.

Having regard to the extent of existing housing stock in Coolaney-Rockfield (including vacant and unfinished houses) and the level of extant permitted residential developments, it is considered that the proposed development would exacerbate a situation whereby the potential housing capacity could accommodate a population figure which would exceed the Development Plan recommended population for Coolaney- Rockfield. Therefore it is considered that the proposed development would materially contravene the provisions of the Core Strategy of the Sligo County Development Plan 2011-2017. And accordingly would be contrary to the proper planning and sustainable development of the area,

A memo attached to this file states that ‘The larger site cannot be considered infill as it in fact expands the housing scheme to the west. Only the smaller site could be considered infill but as the present application involves both sites, permission should be refused’

4.0 PLANNING AUTHORITY DECISION

- 4.01 The planning report catalogues the planning history including grants and refusals of permission, enforcement history and pre-application meeting during which the applicant was informed that the subject site constituted infill development. Specific reference is made to section 3.5.3 of the Sligo Development Plan which relates to a Moratorium on multi-unit residential development. It is noted that while it applies to Coolaney it does not apply to infill development which the subject development is considered to be.

Internal reports

- 4.02 The Roads/Area Engineer: requires further information on construction and traffic management and a structural report on the bridge. .
- 4.03 Environment: No objections subject to conditions.
- 4.04 Housing: The applicant has a certificate confirming exemption form Part V.

Proscribed Bodies

- 4.05 Irish Water: No objections subject to conditions

Objections:

- 4.06 There are four letters of objection on file. The following matters of concern are raised:
- Construction nuisance and traffic
 - Density and different character from previous layout of 3 houses in same site
 - No need
 - Impact on entrance bridge
 - Depreciation of value
 - Parking

Decision

- 4.07 The planning report considers the development to acceptable in principle having regard to its infill nature and also notes the interdepartmental reports, the objections and the development guidance and adherence to standards in section 12.3 of the Development Plan. IT is considered that
- The house design reflects that of the estates - notably the terrace opposite the site.
 - The roads issue can be dealt with by condition
 - The traffic issues are temporary
- It is further noted that a recent survey by the council confirmed only one house is vacant in the estate
- 4.07 By Order dated, 9th December 2015 the planning authority decided to grant permission subject to 17 conditions.

5.0 GROUNDS OF APPEAL

- 5.0.1 A third party appeal was lodged by Tim Roderick on behalf of Woodstream Residents Association. The grounds of appeal refer to:
- Surplus of vacant housing in Woodstream and Coolaney generally. Many are rented and frequently vacant. ^ are vacant in the adjacent Forthaven estate among others. The vacancy rate of 13% was recorded in the Min-Plan based on a 2009 survey
 - Lack of infrastructure and ancillary services in the village to cater for more people e.g. one small shop and the national school is at capacity.
 - Construction traffic will cause considerable disruption and traffic hazard

- Existing services struggling: Sewerage system is overflowing and public lighting doesn't work in estate
- The bridge at the entrance has been undermined by storms and may not cope with additional traffic
- Poor sightlines at the entrance- this problem will be exacerbated by the development
- The residents have had 7 years of liaising with receivers over estate and object to an on-going building site and indefinite delay in completion.

6.0 APPEAL RESPONSES

6.1 The Planning Authority

6.1.1 In correspondence dated 2016 Sligo Council acknowledges the appeal and attaches the Manager's Order, planning report, objections, technical report, pre-application notes, internal memos and planning history files. It is considered that the planner's report already comprehensively deals with issues raised and justifies the decision.

6.2 Appellant's response

In a letter received on 4th April, the agent for the applicant submitted a detailed response. It is submitted that the development complies with development plan policy

- The site is infill as confirmed by the planning authority and would consolidate an existing unfinished estate
- The house proposed is variation on previously permitted housing on this site
- It will enhance the variety of housing available in serviced urban land
- The development has been carefully designed to protect residential amenities in surrounding area
- It is positive development utilising zoned land to its full potential
- Coolaney has a low vacancy rate
- Without additional houses critical mass for services would be difficult to achieve
- The financial contribution will benefit the local infrastructure
- Construction can be dealt with by condition such as in relation to a Traffic Management Plan and a full risk assessment informing
- Capacity: While generally it is stated that the applicant has no control over the original estate outside the site it is pointed out that the original estate was designed for 85 houses and this will bring the total to 60 this.
- No objection to condition relating the roads services public lighting and landscaping has been completed.

- A visual inspection of the bridge did not indicate structural damage but in any event highlights drawing not that new bridge to be provided capable of supporting HGV Loadings designed to NRA guidelines.
- The entrance is within the urban limit zone where a 50 kph limit applies. While the alignment in the vicinity of the railway bridge is highlighted as contributed to a sight chicane it is pointed out that the entrance has bene constructed in compliance with the parent permission with good views in both directions when leaving the estate.
- House types
- The houses are only moderately different and substantially reflect changes in building standards. For example the addition of porch considerably enhances compliance with Building Regulations achieving a high BER Elevation are very similar as demonstrated in comparative elevation drawings,
- Woodstream has been removed from the unfinished list in 2014 and been substantially complete in 2013 although there are two pockets of undeveloped lands. It is submitted that additional housing will move the estate in the right direction for taking-in-charge.
- There will be enhanced contribution toward management fees and upkeep with additional houses.

7.0 DEVELOPMENT PLAN PROVISION

7.1 Land Use Objective

The site is zoned residential in the current Coolaney-Rockfield Mini-Plan 2011 2017.

7.2 Core strategy

7.2.1 The Core Strategy is set out in Chapter 3 and the following policies shape the strategy. The aim is

To develop the full potential of each part of County Sligo to contribute to the optimal performance of the County as a whole – economically, socially and environmentally; **CA-1**

To adequately provide for the growth of Sligo towards a target population of up to 74,000 by 2017, structured in a balanced manner between:

- the Gateway City of Sligo (up to 34,000)
- the wider area of County Sligo (up to 40,000), encompassing the consolidation of Key Support Towns and smaller settlements, and the maintenance of viable rural communities in the hinterlands of these towns and villages. **CA-2**

7.2.2 In a regional context Coolaney is identified as a village sustaining rural communities and Village strengthen is identified as having an important role in the core strategy. Villages that have experience significant growth both outside Sligo sub region and also within are for example identified. 'At

the opposite end, certain villages have seen proportionally substantial residential development and are now experiencing vacancy. It is essential to support and strengthen these villages and provide for a certain amount of growth in the smaller ones, in order to ensure that local services are sustained and to offer a suitable alternative to rural housing.

- 7.2.3 **SP-SD-5** outside the Gateway, direct growth into towns and villages and promote compact settlement forms.

SP-SD-7 Monitor and strictly control residential and commercial development in the Gateway Satellites/villages in the Sub region.

SP-SD-9 Revitalise small villages through the promotion of limited development within their built-up areas (on infill sites, vacant sites and backlands) in preference to continued ribbon development on the approach roads, thereby ensuring the efficient use of public infrastructure and providing a suitable alternative to rural housing

- 7.2.4 **Moratorium on multi-unit residential development** : In order to curtail the increase in residential vacancy in the County, a moratorium on new residential development is to be applied in those settlements where the existing housing capacity plus the potential capacity of permitted (and not yet built) housing development can accommodate a population which is equal to or higher than the recommended population levels as indicated in Tables 3.Q/R/S/T. This moratorium should apply exclusively to multiple housing schemes and should not affect infill development, renovations, replacements and subdivisions of existing units. This means that applications for multiple residential development will not normally be permitted, except where they replace previously permitted development (live permissions only) consisting of the same or a higher number of units. Applications for social and special-needs housing are excluded from the moratorium.

- 7.2.5 The moratorium should be revisited in 2013, after the publication of the full Census 2011 reports. In the intervening period, the vacancy situation should be monitored by the County Council's area planners. The Manager's Progress Report due in 2013 should include an account of the vacancy monitoring project and should make recommendations regarding the suspension or extension of the moratorium. The settlements subject to a moratorium on residential development are listed in Schedule 3.U at the end of this section.

SO-S-2 Review the moratorium on residential development in 2013 as part of the Manager's Progress Report on the implementation of the CDP objectives, in accordance with the plan-monitor-manage approach stated in this Plan.

- 7.2.6 Section 12.3 sets out guidance on development standards.

8.0.0 ASSESSMENT

8.1.0 Issues

8.1.1 This case relates to a third party appeal against a decision to grant permission for a small development of 7 houses in a relatively recent housing estate in the rural village of Coolaney which has not been completed in line with the original permission. The residents of the estate have concerns relating to

- Principle based on absence of need and impact on existing housing stock
- Design and Density
- Construction nuisance
- Traffic hazard
- Loading on services
- Impact on Bridge

8.2.1 Development principle

8.2.2 The appeal site is zoned residential in the Mini-Plan for Coolaney Rockfield and is acceptable in principle.

8.2.3 The Core Strategy classifies this settlement as a village supporting local rural communities and as such is identified on the lower tier of the settlement hierarchy as an area in which to target housing in an ordered and sustainable manner. However in view of the surplus of housing stock and land committed to development, Coolaney was one a number of areas identified for curtailing multi-unit housing developments in an effort to consolidate existing development areas.

8.2.4 It is primarily on this basis that the appellant submits that there is no need for further housing in the area and this is supported by reference to cases of vacancy in the estate and village. The planning authority counters this confirmation that a recent survey of Coolaney indicated a low vacancy rate. The planning authority also points to the time limit of 2013 where upon the moratorium would be reviewed in light of trends and housing stock and confirms.

8.2.5 From my inspection of the environs I noted some vacancy in both residential and commercial but the subject estate Woodstream could not be classed as having very obvious levels of vacancy.

8.2.6 In this case however the moratorium does not apply as the development site is infill in nature having regard to its central location among occupied housing and within a development wherein the majority of houses have been completed. I note in this regard that the estate is no longer classed as unfinished. This development would bring the total number of dwelling to 60 units out of a previous permitted 85. However part of the undeveloped area relates to a fenced of area peripheral to the estate. It was because of the subject site's association with that larger and peripheral site that the permission was previously refused on grounds of the moratorium.

8.2.7 I consider in this case the development of seven houses centrally located in a serviced estate and in a village where development is targeted away from sporadic locations complies with the aims of the settlement strategy of the County Development Plan. I also consider there to be merit in the argument that the consolidation of the estate will contribute to the enhanced viability of services and is generally a positive development. I therefore consider the proposed development to accord with proper planning and sustainable development in principle.

8.3 Design and Density

8.3.0 The appellant criticises the density by reference to previous permission for fewer detached houses on the site. I note that the housing development has a range of house types including a terrace of smaller scaled house on the opposite side of the green and larger detached house adjacent to the site. They are more comparable in size to the semi-detached dwellings that back on to the site. In terms of development standards I note the planning authority's satisfaction with adherence to development plan requirements. I note the garden depths are 11m and two off street car park spaces are provided. The houses are provided with porches which are a slight deviation in elevation treatment but provide enhanced energy rating. The material and finishes appear to be consistent with those already used but selected finishes can be subject of further agreement with the planning authority to ensure harmonisation. The garages proposed are modest in scale and are also acceptable. I therefore consider the proposed development to be acceptable in terms of density, design and overall standard of development.

8.3.1 I also note that the front gardens are paved with provision for two cars and are effectively open plan. A detailed landscaping plan should be submitted with treatment of boundaries clarified and possibly including a low wall. Details of refuse storage for the mid terrace dwelling in particular should be clarified and agreed with the planning authority.

8.4 Construction nuisance

8.4.1 Having had the experience of establishing the management of the estate, the appellant is primarily concerned with the construction stage. The appellant raises concerns over safety and disturbance associated with construction and particularly over an extended timeframe. This is however a relatively small development. It would be overly prescriptive to require a phasing programme and effectively breakdown the production of 7 units. A construction management plan would however address times of deliveries, use of heavy machinery and construction hours as well as nuisance control. This could take account of local needs through engagement or through the planning authority. I therefore concur with the planning authority and consider that this matter as is ordinarily the case for development of this scale and nature, can dealt with by conditions.

8.5 Traffic hazard

- 8.5.1 The appellant is concerned about traffic hazard arising by reason of intensification of what is claimed to be a substandard junction. The applicant points out that this junction is within a 50kph speed limit and sightlines are adequate for this context. I note the Roads/Area Engineer has no objection in this regard. At the time inspection traffic was extremely light and access and egress was unimpeded. I found sightlines to be adequate.
- 8.5.2 The entrance is relatively new and serves in excess of 53 dwellings out of an original permitted 85 dwellings. The addition of 7 dwellings to 53 is not a significant intensification in this context.

8.6 Loading on services

- 8.6.1 It is argued that there are issues with drainage – this may be related to the proximity of the stream. I note the drainage division has no objection to the development and also accept that the proposed development is part of previously approved development and is reliant on services designed for over 80 dwellings of which only 53 have been constructed.

8.7 Impact on Bridge

- 8.7.1 There is concern about structural damage to the bridge following local flooding. The additional heavy traffic associated with construction may further stress the bridge.
- 8.7.2 The applicant points out that the bridge was addressed in the initial application and is outside the control of applicant.
- 8.7.3 I note the Area Engineer queries the structural capacity of the bridge for heavy good vehicles and requires further details. This I consider can be addressed though a traffic management plan as part of the construction management plan and can be addressed by conditions. As previously stated this is a relatively small development that if managed tis unlikely to cause undue burden on existing services designed for 85 houses and of which only 53 are constructed. Were it the case that works were required, in the long run this section of road is probably likely to be taken-in –charge. Any works programme should be identified and costed and apportioned to additional development relying on its usage. There is an argument that the development is premature pending determination of this but I do not consider this to be the case.

8.8 Appropriate Assessment

- 8.8.1 Having regard to the nature and scale of the development proposed and to the nature of the receiving environment, namely a suburban and fully serviced location, no appropriate assessment issues arise.

9.0 CONCLUSIONS AND RECOMMENDATION

I have read the submissions on file, visited the site, and have had due regard to the provisions of the Sligo County Development Plan 2011 – 2017 including the current Mini Plan for Coolaney-Rockfiled, the pattern of development of the area and all other matters arising. In my judgment, subject to compliance with the conditions set out below, the proposed development as an infill development in an existing estate would not conflict with the Core Strategy of the development plan, would not detract from the amenities of the area and would be acceptable in terms of traffic safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area. I recommend permission be GRANTED subject to conditions based on the following reasons and considerations.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Sligo County Development Plan 2011 – 2017 including the Mini Plan for Coolaney-Rockfiled, the pattern of development of the area and the scale and infill nature of site, it is considered that the proposed development would not conflict with the Core Strategy of the development plan and that, subject to the following conditions, it would not detract from the amenities of the area and would be acceptable in terms of traffic safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

- 1 The 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 points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

- 2 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. Roof colour shall be blue-black, black, dark brown or dark grey in colour only and other material and finishes should be complimentary to those existing in the housing development.

Reason: In the interest of visual amenity

- 3 Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

- 4 The internal road network serving the proposed development including turning bay, junctions, parking areas, footpaths and kerbs shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interests of amenity and of traffic and pedestrian safety.

- 5 Public lighting shall be provided in accordance with a scheme, 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 for occupation of any house.

Reason: In the interests of amenity and public safety.

- 6 A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development. This scheme shall include the following:-
- (a) details of all proposed hard surface finishes, including the open plan front gardens and including samples of proposed paving slabs/materials for footpaths and kerbing and road surfaces within the development;
 - (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;
 - (c) details of proposed street furniture, including, lighting fixtures and seating;
 - (d) details of proposed boundary treatments at the perimeter of the site and rear gardens, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

- 7 Notwithstanding the provisions for exempted development, no house within the development shall be used for commercial overnight guest accommodation.

Reason: In the interest of residential amenity

- 8 (a) 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] shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.
- (b) This plan shall provide for screened bin stores, which shall accommodate not less than 3 standard-sized wheeled bins within the curtilage of each house plot.

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

- 9 Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 15.00 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.

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

- 10 The development hereby permitted shall be carried out and completed at least to the construction standards "Recommendations for Site Development Works for Housing Areas" issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

- 11 The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals for this shall be

submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

- 12 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 office 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 traffic management which shall include a structural engineer's report on the capacity of the bridge at the estate entrance and regard to its findings in respect of loading, timing, nature and routing of construction traffic.
 - (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) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the obstruction within the estate during the course of site development works;
 - (i) Provision of parking for existing properties during the construction period;
 - (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
 - (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.

A record of regular 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.

- 13 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.

Reason: In the interests of sustainable waste management.

- 14 The developer shall pay to the planning authority a financial contribution of €16,800 (sixteen thousand and eight hundred euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

- 15 Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion, and maintenance until taken in charge by the local authority, of roads, sewers, watermains, drains, car parks, open spaces 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 security to be lodged shall be as follows -
- (a) an approved insurance company bond in the sum of €52,000 (fifty two thousand euro), or
 - (b) a cash sum of €7000 (seven thousand euro) per house to be applied by the planning authority at its absolute discretion if such services are not provided to its satisfaction, or
 - (c) such other security as may be accepted in writing by the planning authority.

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

Suzanne Kehely
Senior Planning Inspector.
17th June 2016