



An
Bord
Pleanála

Inspector's Report PL.27.247420.

Development	Change of use, alterations and extension to residential property for the conversion to office and retail use.
Location	Mount View, Church Road, Greystones, Co. Wicklow
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	16/838.
Applicants	O'Connor Whelan
Type of Application	Permission
Planning Authority Decision	Refuse.
Type of Appeal	First Party
Appellants	O'Connor Whelan
Observers	None
Date of Site Inspection	10 th January 2017
Inspector	Dáire McDevitt

1.0 Site Location and Description

- 1.1.** Mount View is a detached two storey residential property located within Greystones town centre. The house was built in 1864 by the La Touche estate and is located within Greystones' Architectural Conservation Area but is not a recorded Protected Structure in the Wicklow County Development Plan 2016-2022.
- 1.2.** The existing structure on site (Mount View) is set back and at a 45-degree angle to Church Road within a relatively secluded site generally bounded by stone walls and hedging. It is bounded to the north by retail units and to the south by a unit with a shop front at ground floor level. Opposite the site is the access road to the Supervalu car park. The overall area is characterised by a mixture of town centre developments and styles.
- 1.3.** Vehicular access to the site is via a right of way which is shared with an attached single storey residential structure located to the rear of the main house. This structure is not in the applicant's ownership nor is it included within the application site boundaries.
- 1.4.** Maps, photographs and aerial images included in the file pouch.

2.0 Proposed Development

- 2.1** The proposed development would consist of:
- Change of use of the existing dwelling to retail unit at ground floor (93sq.m), and an office at first floor (91sq.m).
 - A two storey extension (54sq.m) to the rear of the house to accommodate ancillary retail use at ground floor (27sq.m) and office at first floor (27sq.m).

- A two storey extension to the south of the building with an entrance lobby (21sq.m), staff facilities (22sq.m) and a retail unit (116sq.m) at ground floor and lobby (13sq.m), WC (4.5sq.m) and an office (116sq.m) at first floor.
- The demolition of a single storey rear extension (29 sq.m).
- A single storey detached bin store (8 sq.m).
- Elevational alterations to the southern and western façade of the existing dwelling.
- 12 no. bicycle parking spaces; and all associated boundary treatment and site development works.

On a site with an overall area of 0.0636 hectares.

2.2 Documents included with the application include:

- **Conservation Assessment Report**

The main issues are summarised as follows:

- The proposed new building would align with the other buildings along Church Road and would help to integrate Mount View with the other buildings in the street without altering its essential character, which is the front façade, with its six-over-six timber sliding sash windows.
- The objectives for the ACA make it clear that new buildings should be in a contemporary style and should not attempt to copy the nineteenth century idiom that is seen in the earliest buildings, including Mount View. The Plan also cites the palette of materials that is prevalent in the street and which contributes to its character. The buildings in this part of Church Road were built at different times. As a result the range of styles in evidence, most particularly on the opposite side of the Road, allows for a flexible approach to design and facing materials. Though the design should reflect the overall scale and character of the street.

- The Report concluded that the retention of Mount View is consistent with the policies of the ACA. The development of the land to the south would also be acceptable within the criteria set down for ACA, particularly as it would close up a gap in the street frontage that is inconsistent with the character of the ACA.
- The proposed development would enhance the retail core of Greystones and would help to consolidate the retail area on this side of the street. The proposal would be consistent with good conservation practice.

- **Planning Report:**

The main issues raised are summarised as follows:

- The design approach adopted in developing the proposal clearly sets out to distinguish the existing structure from the new modern extension using a double height glass link to tie the two built elements and styles together.
- The proposal complies with the policies and objectives of the Local Area Plan for Greystones as it represents the redevelopment and intensification of a site for commercial uses in the core retail area. The retention of the existing building would also be acceptable within the criteria as set down for the Church Road Architectural Conservation Area, particularly as it would close up a gap in the street frontage that is inconsistent with the character of the ACA.
- Appropriate Assessment Screening was carried out. This concluded that there was no requirement to proceed to stage 2.

- **Drainage Report:**

The main issues raised are summarised as follows:

- Existing areas of hardstanding such as roofs and concrete areas currently drain into the existing foul sewer system.
- Current drainage and services noted to be available along Church Road include a 600mm combined sewer, 6" asbestos (1960), 5" cast iron (1940), 225mm diameter verified clay foul sewer.

- Given the limited discharge rate of 2L/sec/ha which is based on the increase of impermeable area resulting from the new paved area (223sq.m) and new roof areas (215sq.m), it has been concluded that the site is not suitable to an attenuated storage solution.
 - Given the unsuitability of the site for stored attenuation, it is proposed to use a tanked permeable paving system to the new paved plaza. This system would cater for both the paved and roofed areas of the development and would allow both attenuated discharge and evaporation of collected storm water from the developed site.
 - It is the intention of the design to collate where possible all existing and proposed foul sewer into a singular collection manhole and discharge into the local 225mm foul line running along Church Road.
- **3D Imagery** of the proposed development and plaza.
 - **Landscaping Plan**

3.0 Planning Authority Decision

3.1 Decision

Permission was refused for the following reasons:

1. Having regard to:

- (i) *The design and scale of the proposed glazed lobby and two storey building, which would include a flat roof and finishes out of character and proportion with the existing building 'Mount View'.*
- (ii) *The proposed finishes to the rear extension of 'Mount View'.*
- (iii) *The location of the proposed building forward of the existing building line along Church Road resulting in the width of the footpath in this location being just 3 metres (minimum width should be 3.6 metres).*

- (iv) *The opportunities for overlooking from the first floor windows in the northern elevation of the proposed extension into the amenity space/rear yard of the lands to the north.*
- (v) *The failure to provide full details of the proposed paving in the pedestrian plaza to the front of the building, which should be designed to tie in with the paving along Church Road to the north and south.*

It is considered that the proposed development would be out of character with the existing building 'Mount View' whereby the building and extension would dominate the streetscape and detract from the setting of 'Mount View' along Church Road. The development would also be out of character with the existing pattern of development in Church Road Architectural Conservation Area in terms of design, scale, proportions and finishes. The proposed development would therefore be injurious to the visual amenities of the area and would be contrary to objective HER12 of the Greystone-Delgany and Kilcoole LAP 2013-2019 which is to preserve the character of the Architectural Conservation Area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

- 2. *The proposal to discharge surface water to the foul sewer along Church Road would be an inappropriate form of development as no new surface water connections to the foul sewer are permitted. The proposed development would therefore be contrary to the proper planning and sustainable development.*

3.2 Planning Authority Reports

3.2.1 Planners Report (12th September 2016)

This Report together with additions from the Director of Services (16th September 2016) forms the basis for the Planning Authority's decision.

The main issues considered in the Planner's Report are summarised as follows:

- No objection to the proposed change of use or the demolition of the rear extension to Mount View.
- The glazed lobby was not considered to assist in the integration of the new contemporary extension and the existing structure on site.
- The location of the building forward of the existing building line to the north and the south would be unacceptable, the existing building line should be respected.
- The existing building 'Mount View' is an integral part of the streetscape along Church Road. The design of the proposed building and the extension would detract from the setting of this building in the streetscape. It was noted that a more traditional design would be considered more appropriate.
- The proposed discharge of surface water to the foul sewer was considered unacceptable and alternative proposals would be required.

The Director of Services (16th September 2016) noted the following in his comments on file which are reflected in the reasons for refusal:

- Doubts expressed over the design issues, but agreed with the Planners recommendation. An example of a more sympathetic treatment of an extension to an older building would be the development of the southwest corner of Church Road/Hillside Road.
- To accommodate pedestrian movements and loading that a retail premises attract the path needs to have a width of at least 3.6 metres. Only 3 metres has been proposed. This should be a further reason for refusal.
- Windows are proposed right on the boundary of the property to the northeast which overlook land not in the control of the applicant and should be a reason for refusal.

- Noted efforts seem to have been made to dispose of surface water and the reason is justified. However, the ultimate solution here may entail a solution that incorporates a discharge to the combined sewer.
- New public areas of paving should be designed to fit in with the existing public paved areas along Church Road to the north and south. This should be another reason for refusal

3.2.2 Engineers Report (8th September 2016)

- Concerns raised in relation to the lack of information submitted relating to roads issues and paving details for the proposed plaza.
- The surface water drainage proposal was not considered acceptable. The sewer shown as 'combined' is the main foul sewer trunk main to the Greystones wastewater treatment plant and no new surface water connections are permissible into the foul sewer system. An alternative means of disposing of the surface water is required and it was recommended that the applicant contact the Municipal Engineer to discuss possible solutions.
- No details of the tanked permeable paving system were submitted.

3.2.3 Third Party Observations

None

4.0 Planning History

None as per the Planning Register.

5.0 Policy Context

5.1 Greystones-Delgany and Kilcoole Local Area Plan 2011-2013-2019

Land Use Zoning:

TC (town Centre) *'To protect, provide for, and improve the development of a mix of town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation. To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and promote urban design concepts and linkages between town centre activity areas'*.

Architectural Conservation Areas

HER12: *To preserve the character of Architectural Conservation Areas (ACAs), in accordance with Appendix B. The following objectives shall apply to ACAs:*

- *Development will be controlled in order to protect, safeguard and enhance the special character and environmental quality of ACAs.*
- *The buildings, spaces, archaeological sites, trees, views and other aspects of the environment that form an essential part of the character of an ACA will be protected.*
- *Proposals involving the demolition of buildings and other structures that contribute to the Special Interest of ACAs will not be permitted. The original structure of the La Touche Hotel contributes to the Special Interest of this ACA.*
- *The design of any development in an ACA, including any changes of use of an existing building, shall preserve and/or enhance the character and appearance of the ACA as a whole.*
- *Schemes for the conservation and enhancement of the character and appearance of an ACA will be promoted.*
- *The character and appearance of the urban public domain within an ACA shall be protected and enhanced. The Council will seek to work in partnership with local community and business groups to implement environmental improvements within ACAs.*
- *Within the Church Road ACA, alterations to the front boundaries to*

accommodate off-street car parking will not normally be permitted.

- *Historic items of street furniture and paving within ACAs shall be retained, restored and repaired.*
- *All electricity, telephone and television cables within ACAs shall be placed underground where possible.*
- *The placing of satellite dishes, television aerials, solar panels, telecommunications antennae and alarm boxes on front elevations or above the ridge lines of buildings or structures will generally be discouraged within Architectural Conservation Areas, except where the character of the ACA is not compromised.*

It should be noted that the designation of an Architectural Conservation Area does not prejudice innovative and contemporary design. The principle of a contemporary and minimalist design style will be encouraged within ACAs, provided it does not detract from the character of the area. It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings. The replication of historic architectural styles is considered to be counterproductive to heritage conservation in principle as it blurs the distinction between what is historic and what is contemporary and can lead to the emergence of poorly considered and inauthentic buildings.

Map b Heritage Map Greystones-Delgany and Kilcoole (Church Road ACA).

5.2 Wicklow County Development Plan 2016-2022

The policies and objectives are generally reflective of what is included in the Local Area Plan.

5.3 Architectural Heritage Protection: Guidelines for Planning Authorities (2011)

Chapter 3. Architectural Conservation Areas.

Section 3.10 Criteria for assessment of proposals within Architectural Conservation Areas.

Generally it is preferable to minimise the visual impact of the proposed structure on its setting. The greater the degree of uniformity in the setting the greater the presumption in favour of harmonious design. However, replacement in replica should only be contemplated if necessary, for example, to restore the character of a unified terrace and should be appropriately detailed. Where there is an existing mixture of styles, a high standard of contemporary design that respects the character of the area should be encouraged. The scale of the new structures should be appropriate to the general scale of the area and not is biggest building.

5.4 Natural Heritage Designations

There are a number of European designated sites within 5km of the application site:

- Bray Head SAC (site code 000714) c. 1.7km to the north.
- Glen of the Downes SAC (site code 000719) c. 3.6km to the west.
- Murrough Wetlands SAC (site code 002249) c. 3.5km to the south.

There are none within the immediate vicinity of the site.

6.0 The Appeal

6.1 Grounds of Appeal

The grounds of appeal address the reasons for refusal and are summarised as follows:

Regarding Reason No. 1:

- **Policy:**

- The proposal would not be contrary to Objective HER 12 of the Local Area Plan is not the case as this objective specifically encourages the principle of '*contemporary and minimalist design style*'.
- This objective is supported by the Architectural Heritage Protection: Guidelines for Planning Authorities which state in regard to new development within ACAs that: '*where there is an existing mixture of styles, a high standard of contemporary design that respects the character of the area should be encouraged*'.
- Further the Retail Design Manual states '*Diversity in the physical environment is increasingly seen as an essential ingredient in the quality of the overall shopping experience – whether in the mix of old and new found in historic urban places, or in the variety of design and forms now becoming the norm in contemporary developments*'.

- **Design:**

- A contemporary design, the change of use of Mount View and potential uses for the new extension were discussed at pre-planning stage and considered acceptable. Subsequent to this meeting the design team focused on creating an extension that in form, finishes, proportions, etc was materially different and distinguishable from the existing building. The unusual angle of the existing building (Mount View) allowed the extension to be turned onto Church Road, thus creating a more defined building edge to the street.
- The finishes to the two storey rear extension are contemporary in nature to clearly distinguish the old from the new. However, the applicant is willing to alter this to a rendered finish in keeping with the existing house if the Board require by condition.

- **Building Line:**

- The width of the footpath was discussed at pre-planning stage and it was considered that a 3 metre wide path was acceptable.

- Reference made to the requirement for a 3.6 metre wide footpath. this appears to be an arbitrary figure with little basis in scientific rationale.
 - DMURS sets out that 3 metres as the minimum space for small groups to pass comfortably in areas of moderate to high pedestrian activity.
 - With regard to the streetscape, there is no uniform building type along Church Road, photographs of examples are included in the report.
- **Overlooking;**
 - This issue can be addressed by the removal of a window to the store and revised elevational changes. Reference is made to revised drawings.
 - Applicant willing to accept a condition that addresses this issue.
- **Paving details:**
 - Lack of information relating to paving details was also included in the reasons for refusal. Reference is made to a revised Landscape Masterplan.
 - Paving details to tie in with the existing paving to the north and south of the site can be conditioned.
- **Revised Design:**
 - The reason for refusal stated that the design and scale of the extension would be out of character with the existing building and streetscape. This design is deliberately trying to be different from Mount View and thereby avoiding a pastiche type response.
 - While it is the applicant's belief that the proposed design is considered acceptable, revised proposals for a more traditional design have been referenced as submitted with the appeal which could be developed on the site instead. These include changes to the glazed lobby, rear extension, building line, north elevation and the public Plaza.

Regarding Reason No.2:

- **Combined Sewer:**

- The second reason for refusal states that the proposal to discharge surface water to the foul sewer along Church Road would be an inappropriate form of development.
- The applicant has outlined that it is not proposed to discharge into the foul sewer but rather to a combined sewer at this location.
- Attention is drawn to the Director of Services note on Planners Report which stated "*However, the ultimate solution here may entail a solution that incorporates a discharge to the combined sewer.*"
- The collection and required storm water disposal for the development was reviewed in detail as noted in the Engineering Drainage Report which formed part of the original planning application. This concluded that given the small area of additional hardstanding being contributed to the local drainage catchment area, that the controlled discharge is less than comparable 'green field' run off levels and deemed technically difficult to achieve.
- It is proposed to use a tanked stone filled storm water storage area beneath the paving to the front elevation of the development in line with the original Engineering report submitted with the application. This would reduce the storm water discharge volumes further in line with good engineering practice.
- The applicant is willing to accept a condition with respect to the form of storm water attenuation to be provided and required levels of controlled discharge to the local drainage network.

6.2 Planning Authority Response

None received.

6.3 Observations

None

7.0 Assessment

The main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. The issue of appropriate assessment also needs to be addressed.

The appellants have set out in detail proposed revisions to the original design in the Report that accompanied the appeal. However, no revised drawings for the proposal have been submitted with the appeal which reflects these changes. I note that the scope of the changes suggested in the Report may have required the applicant to re-advertise. This Report, therefore, is dealing with the application as lodged with the Planning Authority.

The issues can be dealt with under the following headings.

- Design.
- Drainage.
- Appropriate Assessment.

7.1 Design

7.1.1 HER 12 sets out the Council's Objectives in relation to developments within Architectural Conservation Area (ACAs) identified in the Local Area Plan. The objective outlines that the designation of an area as an ACA does not preclude a modern approach to design as this clearly differentiates the historical buildings from the newer. This approach is favoured over the replication of historical architectural styles which can contribute to the emergence of poorly considered and inauthentic buildings.

7.1.2 Permission is being sought for a modern extension to Mount View House, which was built in the late nineteenth century. Though it is not recorded as a Protected Structure or included in the NIAH Architectural Inventory of Ireland,

the house is prominent within the Church Road Architectural Conservation Area and any design, therefore, should respect the character of this area while also facilitating more contemporary architectural approaches to design.

- 7.1.3 The applicant has opted for a design that clearly differentiates the new works from existing structure on site. Having examined the plans and inspected the area I agree with the applicant's approach. There is a clear distinction between the old and the new. The effect is not to jar with the character of the existing built environment but to add a contemporary element that enhances the architectural grain of the area. This approach is generally favoured by the Architectural Heritage Guidelines for developments within Architectural Conservation Areas, especially where there is an existing mixture of styles.
- 7.1.4 The use of a glass link is common design practice when extending older structures in a sensitive manner. They assist in integrating the old and the new, while at the same time clearly distinguishing different architectural styles or periods. In this instance the glazed feature protrudes beyond the front building line of Mount View and above its eaves. This requires a parapet along the southern elevation of Mount View House which would be visible when viewed from the northern approach of Church Road. In order to achieve a more fluid link between Mount View and the glazed lobby the visibility of the parapet to the southern elevation of Mount View should be addressed, this can be dealt with by condition if the Board is of a mind to grant permission.
- 7.1.5 Mount View House is at an angle which likely reflects the original road layout in this part of Greystones and is set back behind the building line set by the adjoining properties to the north. The proposed glass lobby, while projecting beyond the front building line of Mount View House and the southern extension, creates a strong frontage that addresses the new public plaza which does not detract from the character of the Architectural Conservation Area and is considered acceptable.
- 7.1.6 The proposed plaza opens up the area and contributes to the streetscape at this location. The applicant is creating a sense of place and the proposal includes landscaping, paving, seating etc which are considered acceptable in principle. Specifics can be dealt with by condition.

- 7.1.7 I concur with the applicant that the requirement for a 3.6 metre path (3 metre path proposed) is onerous.
- 7.1.8 The failure to provide full details of the proposed paving in the pedestrian plaza to tie in with the paving along Church Road to the north and south is, in my opinion, an issue that can be dealt with by condition.
- 7.1.9 Planar structural glass is proposed for the double height lobby. The rear extension has a zinc standing seam cladding system and double glazed windows. The two storey extension addressing Church Road has a self-coloured off white render finish with selected stone cladding and recessed signage at shop front level. A free standing stone surround is proposed to the main entrance with laminated glass doors. I consider that these materials and finishes are acceptable.
- 7.1.10 The building elements to be demolished are of no architectural merit and their demolition would not detract from the character of the Church Road Architectural Conservation Area.
- 7.1.11 In relation to the issue of overlooking of the property to the north, I note that the windows in question serve a store and meeting room at first floor level and the adjoining yard is to the rear of an off-licence. I am satisfied that no material overlooking considerations arise. The glazing of the first floor window serving the store room can be conditioned to be opaque glass so as not to prejudice any potential development of the adjoining lands.
- 7.1.12 Church Road is an area of transition as one moves south from the older detached residential properties towards the mixed-use developments of the town centre. The changing character of southern end of Church Road can, in my opinion, assimilate different design approaches without having a detrimental impact on the overall character of the area. Given the town centre

location and the existing mixed use pattern of development in the vicinity I am of the opinion that, subject to minor modifications, the proposal represents a well considered design approach that reasonably addresses the sensitivities of the Church Road Architectural Conservation Area. The development would not be out of character with the existing pattern of development in the area. The proposed development, therefore, would not, in my view, be injurious to the character of the area or contrary to objective HER12.

7.2 Drainage.

- 7.2.1 The existing areas of hardstanding such as roofs and concrete areas all currently drain into the existing foul sewer system. In relation to new surface water discharge proposals, the applicant has submitted that it is not proposed to discharge into the foul sewer but rather to a combined sewer at this location.
- 7.2.2 The applicant's Drainage Report concluded that given the small area of additional hardstanding being contributed to the local drainage catchment area, the controlled discharge is less than comparable 'green field' run off levels and is deemed technically difficult to achieve. Reference is also made to the use of a tanked stone water storage area beneath the paving to the front elevation of the development in line with the recommendations submitted with the application.
- 7.2.3 It is intended to collate where possible all existing and proposed foul sewer into a singular collection manhole and discharge into the local 225mm foul line running along Church Road.
- 7.2.4 Reference is made in the appeal to the Engineer's Drainage report submitted with Planning Application and comments by the Director of Services that the ultimate solution may entail a solution that incorporates a discharge to the combined sewer.
- 7.2.5 The applicant is willing to accept a condition in relation to storm water, attenuation and required levels of discharge to the local drainage network.

Having regard to the limited new paved and roofed areas I am satisfied that this matter can be dealt with by condition.

7.3 Appropriate Assessment

7.3.1 Having regard to the nature and small scale of the proposed development and the location of the site in a fully serviced built up suburban area, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

I recommend that planning permission should be granted, subject to conditions, as set out below.

9.0 Reasons and Considerations

Having regard to the nature, extent and design of the proposed development, to the general character and pattern of development in the area and to the provisions of the Greystones – Delgany and Kilcoole Local Area Plan 2013-2019 it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of properties in the vicinity and would not detract from the character of Church Road Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 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 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.

Reason: In the interest of clarity.

2. The developer shall submit for the written agreement of the Planning Authority amended drawings indicating the following:
 - a) Revised proposals to replace/reduce the parapet along the southern elevation of Mount View House to address its visual impact.
 - b) The window serving the store at first floor glazed with opaque glass.

Reason: In the interest of protecting the character of Church Road Architectural Conservation Area.

3. Details including samples of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting the character of Church Road Architectural Conservation Area.

4. a) Details of all external shopfronts, signage and lighting shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development.

b) No external security shutters shall be erected on any of the commercial premises unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

c) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,

d) no adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interest of protecting the character of the Church Road Architectural Conservation Area.

5. Site development and building works shall be carried out only between the hours of 0800 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.

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

6. 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: In the interest of protecting the character of Church Road Architectural Conservation Area.

7. A comprehensive landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-

- (a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, 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 bollards, lighting fixtures and seating;
- (d) The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme

Reason: In the interest of protecting the character of Church Road Architectural Conservation Area.

- 8. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

- 9. 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.

The developer shall pay to the planning authority a financial contribution 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, as amended. The contribution shall be paid prior to 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

Dáire McDevitt
Planning Inspector

27th January 2017