



An  
Bord  
Pleanála

## Inspector's Report P61.248739.

### Development

Construction of a residential development of 13 houses of various types with connection to public sewer and main water supply, public lighting, car parking and all associated site works.

### Location

Bothar Na Choiste, Headford Road, Galway City.

### Planning Authority

Galway City Council.

### Planning Authority Reg. Ref.

16/302.

### Applicant(s)

Wyckam Ltd.

### Type of Application

Permission.

### Planning Authority Decision

Grant.

### Type of Appeal

Third Party

### Appellant(s)

Caireal Mor Management.

### Observer(s)

None.

**Date of Site Inspection**

21<sup>st</sup> of September 2017.

**Inspector**

Karen Hamilton.

## 1.0 Site Location and Description

1.1. The subject site is a small greenfield plot (0.44 ha) located within a residential area off the Bothar Na Choiste Road, which radiates east from the main Headford Road, north of Galway City. The site is bounded along the south by Bothar Na Choiste, the residential estate of Caireal Mor to the east and west and a narrow public laneway along the east. The residential development within the vicinity of the site are recent developments and there is a small neighbourhood centre on the opposite side of Bothar na Choiste.

## 2.0 Proposed Development

2.1. The proposed development is for the construction of 13 houses and may be summarised as follows:

- 1 no two and a half storey terrace block (4 no 4 bed dwellings),
- 1 no two and half storey terrace block (7 no 3 bed dwellings),
- 2 no single storey 2 bed detached dwellings,
- New vehicular entrance via Caireal Mor estate (previously permitted under 07/137),
- Connection to existing public sewer, water mains and all associated works.

## 3.0 Planning Authority Decision

### 3.1. Decision

Decision to grant permission subject to 26 conditions of which the following are of note:

C 2- Requirement for a revised site layout plan to include an amendment for the car parking within the site.

C 3- Increase in the eastern boundary wall for Unit 13 to 1.6m.

C 4- The area of open space to the east of Unit 5 to be included and enclosed as part of the site and include adequate sightlines and boundary treatment.

C 5- The footpath along the southern and eastern boundary shall contain a high kerb.

C 8- The attic area shall be used for storage only.

C 9- Units 12 and 13 shall not have the benefit of exempted development as per the Regulations

C 14- The submission of a revised landscaping plan based on the alterations required in the above conditions.

C 26- Part V requirement.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

The report of the area planner reflects the decision to grant permission following the submission of further information on the following:

- Information on any junction improvement, public lighting layout, taking in charge, Road Safety Audit, Construction Management Plan, footpath linking Bothar Na Choiste and provision of a full sight visibility envelope.
- Revised proposal on the boundary treatment.
- Revised proposal to include compliance with the minimum requirements for private open space for all the dwellings.
- Removal of an area dedicated for a bin store.

Following the submission of further information, the planner refers to the following:

- Previous planning history and decisions by An Bord Pleanála relating to a grant of permission and access through the adjoining residential estate of Caireal Mor.
- Compliance with the policies and objectives included in the development plan in relation to density, plot ratio, carparking, design and layout, open space, boundary treatment, etc.
- Reference to a meeting with the Road Department on the access and layout where there is no objection to the overall development.

### 3.2.2. Other Technical Reports

Drainage Section- No objection subject to condition.

Roads Department- Request for further information, the planning report notes a meeting with the Roads Engineer on the 19/05/17 stating the submitted further information was acceptable.

### 3.3. Prescribed Bodies

Irish Water- No objection to proposal.

### 3.4. Third Party Observations

Submissions were received from the appellant and the issues raised have been addressed in the grounds of appeal.

## 4.0 Planning History

### **PL61.225428 (Reg Ref 07/137)**

Permission granted for the construction of a 3 storey block of 16 no. residential units which will consist of 2 no. 1 bed apartments, 12 no 2 bed apartments and 2 no. 3 bed apartments and all ancillary works. Conditions of note included the omission of Unit 8, redesign of southern elevation and the amalgamation of units 3 and 4. Access into the site was through the adjoining residential estate.

### **05/654**

Permission refused to construct 20 no. apartments consisting of 2 no. 3 storey blocks which will consist of 11 no. apartments in block A and 9 no. apartments in block B and all ancillary works, for reasons similar to the previous Board decision for height of the development (3 storey) the temporary access and uncertainty over the permeant access, the deficiencies in open space provision and the lack of permeability into the adjoining residentially zoned lands.

### **PL61.206431 (Reg Ref 03/777)**

Permission refused for two number 3 storey duplex blocks consisting of 8 no two bedroom units and 8 no 4 bedroom units and associated services and site works, by

reason of its design and orientation, the proposed development would be out of character with the permitted development on the adjoining lands to the north and west and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

On the adjoining site (Caireal Mor)

**06/634**

Permission granted for 22 no terraced and semi-detached dwelling in 7 no two storey blocks and associated works as a revision to 03/592 and 04/704.

**04/704**

Permission granted for modifications to previous permission 03/592 for revised site area and layout. Condition no 2 linked the permission of the overall development to the terms and requirements of 03/592.

**03/592**

Permission granted for the construction of 134 residential units in 11 no 2/3 storey blocks and 27 no dwelling houses and a crèche. Condition no 6 required future access to be permitted from the access road to the adjoining site to the south east as per drawings submitted.

## 5.0 Policy Context

- 5.1. Guidelines for Planning Authorities on Sustainable Residential Development in Urban Area (2009)- Urban Design Manual A best practice guide.
- 5.2. Design Manual for Urban Roads and Streets, 2013 (DMURS)
- 5.3. **Galway City Development Plan 2017-2023**

The site is zoned R (residential) where it is an objective *“To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.”*

The site is located within the “**Outer Suburbs**” of Galway City, therefore the following policies and objectives in the development plan apply to new residential developments.

### **Policy 2.5**

- Encourage higher residential densities at appropriate locations especially close to public transport routes.
- Ensure the layout of residential developments has regard to adjoining developments.
- Encourage a mix of housing types and sizes within residential developments.
- Encourage the use of home zones within residential developments.
- Require residential developments of over 10 units to provide recreational facilities as an integral part of the proposed open space.
- Balance between the reasonable protection of the residential amenities of the outer suburbs and the protection of the established character and the need to provide for sustainable residential development.
- Appropriate place names for new residential development.

#### **11.3.1 Guidance for residential development within “Outer Suburbs”**

- Existing hedgerow, trees, watercourses and stone walls shall be retained where feasible.
- The layout of all new residential development shall have regard to adjoining developments and undeveloped zoned land. Where appropriate, linkages and complementary open spaces shall be provided between adjoining developments.
- A plot ratio of 0.46:1 for new residential development shall not normally be exceeded.
- Residential developments of 10 units and over shall normally provide a mix in type of residential units.

### Communal Amenity Space

- 15% of the gross site area.
- 11-20 dwellings require formal recreation facilities such as seating, barbecue, picnic table.

### Private Open Space

- Private open space (areas generally not overlooked from a public road) exclusive of car spaces shall be provided at a rate of not less than 50% of the gross floor area of the residential unit.
- This open space should where practicable relate directly to the residential unit, which it serves. In certain site conditions and development types, provision of private open space may be made up of areas of communal open space.

#### **11.3.1 (g) Car Parking Standards**

In order to provide for flexibility in residential layouts the following are the options for car parking requirement are required:

- 2 on-site spaces per dwelling and 1 grouped visitor space per 3 dwellings or
- 1 on-site space per dwelling and 1 grouped visitor space per dwellings or
- 1.5 grouped spaces per dwelling and 1 grouped visitor space per 3 dwellings
- 3 spaces for houses over 200m<sup>2</sup> and 1 grouped visitor space per 3 dwellings
- 1 space for one bedroom residential dwellings and 1 grouped visitor per 3 dwellings

#### **5.4. Natural Heritage Designations**

The site is located c. 1km from the Lough Corrib SAC and c. 1.7km from the Inner Galway Bay SAC.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The grounds of appeal are received from the management company of the adjoining residential estate and the issues raised may be summarised as follows:

- The applicant has no legal right to access the Caireal Mor residential development.
- Condition No 6 of permission 03/592 which requires access through the Caireal Mor estate to the subject site, expired in 2008, therefore is not relevant.
- Permission granted by the Board for 07/137 has also expired.
- The right of way does not extend as far as the applicants site.
- The boundary walls, which the access shall traverse, is within the ownership of the management company, who do not give permission for removal.
- The construction traffic through the estate will damage the roadway and be detrimental to the health and safety of the residents and a bond is required to fix the road after the development.

### 6.2. Applicant Response

An agent on behalf of the applicant submitted a response which may be summarised as follows:

- The planning permissions on both the subject site and adjoining site have been detailed.
- The relevant policies and objectives from the development plan in relation to neighbourhood and residential development have been detailed.
- Planning permission 03/592 was availed of, therefore is relevant in the current circumstances and amendments granted (04/704) illustrated the access to the subject site.
- The boundary wall erected on the site in Caireal Mor is unauthorised.

- The inspectors report (61.225428) referred to the acceptance of the access to the subject site through Caireal Mor as per Condition No 6 on the grant of permission 03.592.
- Matters pertaining to title or deed, including rights of way, are not a requirement for the planning authority or The Board.
- A Construction Phase Management Plan prepared as part of a planning refers to the temporary access for construction off Bothar na Choiste and repair works to the road following completion.
- The proposed development will not require the removal of the hedgerow along the east of the site. A larger setback for the footpath off Bothar na Choiste and the area to the side of Unit 4 will ensure the full hedgerow is retained.
- The rear window in Unit No 4 is to serve a bathroom and includes frosted glass.
- The site is 4,374 m<sup>2</sup> and the overall floor area is 1,560m<sup>2</sup> which equates to a plot ratio of 0.35:1. A higher density would lead to useable communal open space, private parking and access.
- 13 houses on a site of 0.4374 ha gives a density of 30 units per hectare, appropriate to “Outer Suburban” location.
- The dwelling mix (including attic conversion) is appropriate.
- The communal open space is 660m, 15% of the site area, and overlooked.
- 25no car parking space were provided although condition no 2 will mean 26 are provided. It is proposed that 2 spaces south of Unit 12 will be omitted so 23 spaces are provided.
- It is requested the width of the road is retained at the larger size of 5.5m rather than 3.5m (in front of Unit 1 -4) as required in condition no 2.

### 6.3. Planning Authority Response

None received.

## 6.4. Observations

None received.

## 7.0 Assessment

7.1. The following assessment has regard to the revised plans submitted with the applicant's response with two amendments. The first includes a setback of both the proposed footpath off Bothar na Choiste and Unit 4 in order to facilitate the retention of a hedgerow along the east. The second amendment includes the removal of 2no car parking spaces to the front of Unit 12 and the integration of the parking space into the site for use as private open space. The revised plans were circulated to all interested parties and no further response was received. The main issues of the appeal can be dealt with under the following headings:

- Access
- Development Plan Compliance
- Impact on Residential and Visual Amenity
- Appropriate Assessment

### Access

7.2. The proposed development for 13 no dwellings is located on a greenfield site to the south and east of recently developed residential estate, Caireal Mor. Vehicular access into the site is through Caireal Mor. The planning authority considered the principle of the access was established by Condition No 6 of the permission of the Caireal Mor site (03/592) and a previous grant of permission on the subject site (PL61.225428 Reg Ref 07/137). The grounds of appeal are submitted by the Management Company of Caireal Mor who argue that both permissions have expired and the applicant does not have the right to use the access.

7.3. Planning history: Condition No 6 of 03.592, Caireal Mor, states that "*Future access shall be permitted from the access road to the adjoining site on the south east boundary of the site as shown on the revised layout plan P-002 should this adjacent site be granted future planning permission for residential purposes*". Further submitted planning applications on the Caireal Mor site include conditions referring

to 03/592 parent permission. I consider those conditions of 03/592 and any subsequent amendments are relevant to all development through Caireal Mor. The report of the planning inspector (PL61.225428) provides reference to condition No 6 as justification for the access through the adjoining residential development, which the Board accepted.

- 7.4. Legal Interest: Folio map GY79340F has been submitted with the grounds of appeal to illustrate the vehicular right-of-way stopping short of the access into the subject site. In addition, the grounds of appeal submit that they as the Management Company, have the rights of the roadway. The report of the area planner refers to Section 34 (13) of the Planning and Development Act which provides that *“a person shall not be entitled solely by reason of a permission under this section to carry out any development”*, which I consider reasonable. In this regard, I consider it acceptable that once the principle of access is established, the matters pertaining to title are not a matter for planning.
- 7.5. Boundary Wall: The grounds of appeal submit that the boundary walls, which the access will traverse, is within the ownership of the Management Company. The applicant submits the wall is unauthorised. Reg Ref 03/592 included a 1.8m high block wall around the site, aside for the retention of the hedgerow along the laneway to the east of the site. The proposed development includes the retention of the existing 1.8m high wall, aside from the 4.5m required for the entrance, which I consider a reasonable boundary treatment. As stated above the onus is on the applicant to ensure they have all necessary entitlements etc. to undertake any development, in particular the removal of part of the boundary wall. Condition No 3 and Condition No 4 included amendments for other boundary treatment throughout the development in particular Unit 13 and Unit 5 although I note the submission of new issues relating to the retention of the hedgerow and trees along the eastern boundary of the site and the reconfiguration of communal open space and parking, as discussed below. I consider it reasonable that all boundary treatment is agreed with the planning authority, which can be included as a condition.
- 7.6. DMURS: The Design Manual for Urban Roads and Streets, 2013 complements the Sustainable Residential Design guidelines by providing guidance in relation to the design of the urban street network and encouraging an integrated design approach. The national guidance is translated into section 2.5 of the development plan which

requires permeability and connectivity for all new residential schemes. I consider the access through Caireal Mor a requirement to prevent unnecessary barriers between residential developments. Condition No 2 requires the reduction in the width of the cul-de-sac at the front of Units 1-4 to 3.5m and the applicant argues a width of 5.5m is necessary to accommodate 2 cars passing. The guidance in DMURS requires a move away from a road based design to the homezone concept, where the car does not have priority, which I consider acceptable.

- 7.7. Having regard to the planning history on the site and the national guidance on connectivity and the policies and objectives of the development plan, I consider the principle of access through the existing Caireal Mor estate and the reduction in the width of an internal road acceptable.

### **Development Plan Compliance**

- 7.8. The site is located on lands zoned as residential within an area defined as “Outer suburbs” in the development plan. Specific policies for proposals relating to residential developments are provided in Section 2.5 and Chapter 11 of the development plan which I have detailed below.
- 7.9. Density: The density of the proposed development is 33 units per hectare. Section 5.11 of the development plan refers to the planning guidelines for *Sustainable Residential Development in Urban Areas* and accompanying urban design manual, which provides density standards for 35-50 dwellings per hectare for residential schemes as appropriate. The proposed development is on the lower scale of permitted density for compliance although due to the current constraints on the site including the location of the access, the need to integrate with the existing residential development along the west boundary and the road as boundary’s along the east and west, I consider a lower density acceptable at this location on residential lands defined as “outer suburb”.
- 7.10. Plot Ratio: Section 11.3.1 of the development plan includes a maximum requirement for the plot ratio of 0.46:1. The subject site is 4,374 m<sup>2</sup> and the floor area of the dwellings is 1,560m<sup>2</sup> providing a plot ratio of 0.36:1. As stated above in relation to the acceptance for a lower density, due to constraints on the site I consider the plot ratio reasonable.

- 7.11. Open Space: The communal open space requirement for 15 % of the gross site area has been achieved (site area 4,374m<sup>2</sup> /open space 660m<sup>2</sup>) and a barbecue picnic area is included. The communal open space is central to the development and overlooked by Units 1-4. Following the submission of further information which failed to include a minimum of private open space for all units (50%), Condition No 2 was included requiring the omission of car parking spaces for units No 8-11 and No 12 and integration of that area as private open space and the inclusion of five shared parking spaces within the open space area to the west. The inclusion of these spaces will reduce the quantum of communal open space although I note Condition No 2 also required a reduction in the width of an internal road which would increase in the open space along the north and provide an off set for the loss of open space to the west, which I consider reasonable. The landscaping plan submitted fails to take into consideration of amendments required for the relocation of parking spaces, retention of the hedgerow along the east boundary and I note there is a significant amount of non-native planting proposed. I consider it reasonable to include a condition for the submission of a detailed landscaping plan, integrating any amendment required.
- 7.12. Car parking: The development plan allows flexible options for the provision of parking in residential developments where in general 2 on-site spaces per dwelling is required. The proposed development includes 25 car parking spaces with the majority of these grouped and not site specific. Condition No 2 required the reorganisation of parking within the development with the provision on onsite spaces for Units 1-4, 8-11 and 12, the omission of four grouped spaces beside No 12 and the inclusion of five shared car parking spaces. This reconfiguration of spaces would ensure more site specific spaces where each unit would have an allocation of 2 private spaces aside from Units 5-7 which would use the 5 shared spaces and better quality private amenity space for No 12. I consider the reconfiguration of the parking spaces acceptable and the inclusion of a condition similar to Condition No 2 reasonable. A landscaping plan should be resubmitted to ensure compliance with changes required for the car parking.
- 7.13. Housing Strategy: Section 2.5 of the plan refers to the inclusion of a variety of housing types and mix in order to comply with the Housing Strategy. The proposed

development includes 1 no 1 bed, 1 no 2 bed, 7no 3 bed and 4 no 4 bed dwellings which I consider an acceptable mix and tenure.

- 7.14. Having regard to the location of the site and pattern of development in the vicinity and the design and layout of the dwellings, I consider the proposed development complies with the development policies.

### **Impact on Residential and Visual Amenity**

- 7.15. The overall design of the proposed development has been determined by the location of the access, the existing residential development and the location of the roads along the south and east of the site. Section 11.3.1 (a) of the development plan includes standards for “Outer Suburbs” where the development should promote sustainable transport, have regard to adjoining residential estates, have high standards of amenity and retain existing trees and hedgerows where possible. In addition, the Sustainable Residential Development Guidelines includes a list of 12 criteria for new residential developments requiring inclusivity, appropriate design and attractive public realm, some of these issues have been addressed in previous sections.
- 7.16. Layout: Units 1- 4 are located to the south of existing two storey dwellings in Caireal Mor. The rear of these units face onto the side of the existing dwelling and utilise the existing wall (1.8m) as boundary treatment. I note a similar design has been used within the Caireal Mor estate which I consider reasonable. Units 12 & 13 are located to the rear of exiting dwellings in Caireal Mor, are single storey in height and will have no impact on overlooking or overbearing on these properties. Units 5 -11 face onto Bothar Na Choiste, vehicle access and rear gardens are to the north facing onto the proposed residential estate, I consider orientation of Units 5-11 acceptable and will not have a negative impact on the area.
- 7.17. Materials: The proposed external materials are similar to those within the adjoining estate of Caireal Mor and include nap plaster finish and a mix of ceadral panel and select stone as a feature, which I consider acceptable.
- 7.18. Connectivity: The proposed development includes access through the existing residential area at Caireal Mor for c. 26 cars. A previous permission for Phase 2 of Caireal Mor estate (08/532) for 84 no residential units was granted; therefore, I do not consider the proposed development would have a significant negative impact on

the residential amenity of those existing residents. The proposed development includes pedestrian access along the east of the site onto Bothar na Choiste which would increase the pedestrian connectivity and amenity for the existing residents of Caireal Mor.

- 7.19. Construction Traffic: A Construction Phase Management Plan submitted refers to the inclusion of a construction access off the slip road from Bothair Na Chosite, the restriction on deliveries during certain times, submission of a travel plans for construction staff and the repair of any damage to the area from construction activities. I consider the submission of a construction management plan acceptable to prevent a significant negative impact on the amenity of the adjoining residents during the construction stage. A condition detailing all proposals should be included.
- 7.20. Having regard to the design and layout, the scale of the existing residential development, the Caireal Mor development and the potential for expansion of the remainder of the site, I do not consider the proposed development would have a significant negative impact on the existing residential amenity.

### **Appropriate Assessment**

- 7.21. The site is located c. 1km from the Lough Corrib SAC and c. 1.7km from the Inner Galway Bay SAC, the site is serviced and does not have a hydrological connection to any of these sites. Therefore, having regard to the nature and scale of the proposed development within a serviced urban area and separation distance to the nearest European site, 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 the conservation objectives of any European site.

## **8.0 Recommendation**

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

## 9.0 Reasons and Considerations

Having regard to the national guidelines, Sustainable Residential Development in Urban Area and Design Manual for Urban Roads and Streets, the residential zoning (R) of the site, the policies and objectives of the Galway City Development Plan 2017-2023 and the pattern of development in the area, it is considered that subject to compliance with the conditions as set out below the proposed development would not seriously injure the amenities of the area, or of property in the vicinity, would be acceptable in terms of traffic safety and convenience. Therefore, the proposed development would 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. Prior to commencement of development, a revised site layout plan shall be submitted to the Planning Authority for a written agreement on the following:
  - a. The shared car parking spaces for units 1-4 shall be incorporated into those sites and shall be divided by soft landscaping.
  - b. The cul-de-sac in front of unit 1-4 shall be reduced in width to 3.5m and the communal open space shall be expanded.

c. The shared car parking spaces for Units 8-11 shall be incorporated into those sites and shall be divided by soft landscaping.

d. Five shared car parking spaces shall be provided along the western edge of the communal open space.

e. The four car parking spaces abutting the southern edge of No.12 shall be omitted and the garden of No. 12 expanded to include that areas.

**Reason:** In the interest of residential and visual amenity.

3. A comprehensive boundary treatment and 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) details of proposed boundary treatments at the perimeter of the site, 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.

4. 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.

**Reason:** In the interest of visual amenity.

5. All rear gardens shall be bounded by block walls, 1.8 metres in height, capped, and rendered, on both sides, to the written satisfaction of the planning authority.

**Reason:** In the interest of residential and visual amenity

6. 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.

7. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall be in accordance with the detailed standards of the planning authority for such works and shall be agreed in writing with the planning authority.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

8. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity

9. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an

agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

**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.

10. 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 placenames for new residential areas).

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. 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

13. 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

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Karen Hamilton  
Planning Inspector

25<sup>th</sup> of September 2017