



An
Bord
Pleanála

Inspector's Report PL29N.249187

Development	Demolition of two-storey row of four terraced houses and construction of a two-storey Mental Health Hostel with 10 bedrooms
Location	26-29 Stanhope Terrace, Grangegorman Lower, Dublin 7
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	2607/17
Applicant(s)	Health Service Executive
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third-Party
Appellant(s)	Conor Egan
Observer(s)	None
Date of Site Inspection	14 th December 2017
Inspector	Colm McLoughlin

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1.0 Site Location and Description

- 1.1. The appeal site, with a stated area of approximately 534sq.m, is located in Grangegorman Lower, close to the junction with Kirwan Street on the northside of Dublin city. It contains a vacant two-storey building that originally contained four-terraced houses, with addresses at 26, 27, 28 and 29 Stanhope Terrace. Adjacent to the north of the site is Nos.1 to 5 Grangegorman Villas, a vacant row of terraced properties that are also in control of the applicant, while to the south is a row of residential properties, Nos.20 to 25 Stanhope Terrace. It backs onto the 'Lower House', which forms part of the Dublin Institute of Technology (DIT), Grangegorman campus.
- 1.2. The four terraced dwellings on site are constructed in the Victorian style with brown-brick walls, decorative eaves brackets, arched opes and slate roof. The overall building has a stated gross floor area (GFA) of approximately 267 sq.m and a maximum roof ridge height of approximately 8.5m. This building is currently unoccupied and in a poor state of repair, with all opes sealed shut for security purposes. The building is slightly set back from a roadside boundary wall by 2m and fronts onto pay/permit on-street parking.
- 1.3. The immediate area accommodates numerous educational uses, including Stanhope Primary School to the west, DIT Grangegorman campus to the north and east, which is subject to extensive ongoing development, and Dublin 7 Educate Together school to the southeast. Kirwan Street to the northwest and Stanhope Terrace to the south primarily contain terraced houses. Ground levels in the vicinity drop significantly moving southwards in the direction of Smithfield and the river Liffey.

2.0 Proposed Development

- 2.1. The proposed development comprises the following:
 - Demolition and removal of a two-storey building comprising four vacant terraced dwellings;
 - Construction of a two-storey mental health hostel building with hipped roof to front and flat roof to rear, with a maximum roof ridge height of c.8.6m and

GFA of c.512sq.m, accommodating ten bedrooms each with en-suite washroom facilities and providing a total of ten bedspaces;

- Staff and ancillary rooms at ground-floor level, with the main pedestrian access from the front street area;
- Landscape works, including a rear garden area with ramped access, refuse collection area, seating areas and new pedestrian access to the side boundary with No.1 Grangegorman Villas;
- Revised boundary treatments, provision of solar panels and water tank to rear flat-roof level.

2.1.1. The Application was accompanied by a Planning Report including various Computer-Generated Images (CGI), Health Service Executive (HSE) Facility Management Statement, HSE Statement regarding Rationale for the Facility, Civil Engineering Planning Statement and Engineering Drawings.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority decided to grant permission, subject to 15 no. conditions, each of which are of a standard nature, including the following:

- C.2** Section 48 General Development Contribution;
- C.8** Provide cycle parking to Development Plan standards;
- C.10** Archaeological monitoring and recording, as necessary;
- C.11** (a) Construction & Demolition Waste Management Plan;
- C.13** Survey record of building to the Irish Architectural Archive;
- C.15** Provide a cash deposit or bond.

3.2. Planning Authority Reports

3.2.1. Planning Report

The initial report of the Planning Officer (May 2017) noted the following:

- Mental health hostel falls into Development Plan category 'Building for the Health, Safety and Welfare of the Public' and is a permissible use under the 'Z1-zoning' objective;
- Building was previously used as a hostel from the late 1980s until 2009;
- While the buildings on site have value as part of the streetscape, the applicant has provided rationale for demolishing these properties and the principle to demolish the buildings is acceptable;
- Overall design approach proposing a building of similar scale and positioning to that proposed for demolition is acceptable;
- A reduction in the depth of the first-floor projection along the boundary with No.25 to the south is required to reduce the impact on properties to the south;
- Further Information would be required regarding:
 - Details of similar social services within a 500m radius, the facility catchment area and operational/management details for the facility;
 - Reduced depth at first-floor level along the southern boundary.

The final report of the Planning Officer (August 2017) reflects the decision of the Planning Authority and noted the following:

- The proposed development would not give rise to an overconcentration of services/facilities in the area;
- Revised proposals relocating a bedroom from first floor to ground floor and increased set back from the southern boundary, ensures a detrimental impact on neighbouring residential amenities would not arise.

3.2.2. Other Technical Reports

- Engineering Department (Drainage Division) - no objection subject to conditions;
- Roads & Traffic Planning Division – no objection subject to conditions;
- City Archaeologist – recommends conditions.

3.3. Prescribed Bodies

- Transport Infrastructure Ireland (TII) – response states ‘no observations’;
- DART Underground Office (Iarnród Éireann) – no comment;
- National Transport Authority (NTA) – no response.

3.4. Third-Party Submissions

3.4.1. Four submissions objecting to the proposed development were received during consideration of the application; three of which were stated to be from neighbouring residents. The submissions raised the following issues:

- Absence of consultation with neighbouring residents;
- Proposals not in keeping with the character of the area, the use is no longer appropriate for this area and would conflict with other uses such as schools, housing and a public house, and there is an overconcentration of similar facilities in the area;
- The site is more suitable for residential housing and the existing buildings should be refurbished, particularly given the demand for housing;
- Increased traffic would result;
- Concerns expressed regarding the type of patients to be housed and the safety of local residents;
- Proposals would ruin the streetscape and would not be in keeping with the immediate historical architecture.

4.0 Planning History

4.1. Appeal Site

4.1.1. There is no recent planning history associated with the site. Pre-planning consultation regarding a two-storey rear extension was initially undertaken by representatives of the applicant with the Planning Authority in August 2016 under Ref. PAC0437/16 and subsequently in December 2016 under Ref. PAC0639/16. The Planning Authority advised the representatives of the applicant that justification for demolishing the buildings, details of the relationship with a neighbouring similar

facility and the impact on neighbouring residential character and amenity would be key issues.

4.2. Surrounding Sites

4.2.1. There have been recent planning applications on neighbouring properties, including the following:

Nos. 1 to 5 Grangegorman Villas (adjacent to the north)

- DCC Ref. 2505/16 – Permission **granted** (June 2016) for amalgamation of five vacant dwellings into one single use as a Clubhouse/ Training Facility;

This adjoining site was also confirmed a ‘vacant site’ following a decision by An Bord Pleanála (under ABP Ref. PL29E.VV0001 / DCC Ref. VS-0051) in December 2017.

Lower House, Grangegorman Lower (adjacent to the east)

- DCC Ref. GSDZ2619/15 – Permission **granted** (June 2016) for stabilisation and conservation works to a Protected Structure Record of Protected Structure (RPS) (Ref. 3289).

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The appeal site and adjoining properties to the north and south have a zoning objective ‘Z1 - Sustainable Residential Neighbourhoods’ within the Dublin City Development Plan 2016-2022 with a stated objective ‘to protect, provide and improve residential amenities’. ‘Buildings for the Health, Safety or Welfare of the Public’ are a permissible use on lands zoned ‘Z1’.
- 5.1.2. Stanhope Primary School to the immediate west has a zoning objective ‘Z15 – Institutional and Community’ within the Development Plan, with a stated objective ‘to protect and provide for institutional and community uses. The lands to the rear form part of the Grangegorman Strategic Development Zone (SDZ) and include the Lower House, which is on the RPS (Ref. 3289). Note: The Masterplan for Grangegorman SDZ identify these adjacent lands as accommodating student housing.
- 5.1.3. Section 4.5.9 of the Development Plan includes policies relating to Urban Form and Architecture, including Policy SC29:

- 'To discourage dereliction and to promote the appropriate sustainable re-development of vacant and brownfield lands, and to prioritise the re-development of sites identified in the Dublin Inner City Vacant Land Study 2015'.
- 5.1.4. Section 5.5.8 of the Development Plan addresses demolition and reuse of housing and includes Policy QH23:
- 'To discourage the demolition of habitable housing unless streetscape, environmental and amenity considerations are satisfied, and a net increase in the number of dwelling units is provided in order to promote sustainable development by making efficient use of scarce urban land'.
- 5.1.5. Section 11.1.5.13 of the Plan addresses the preservation of Zones of Archaeological Interest and Industrial Heritage.
- 5.1.6. Section 12.5.5 of the Development Plan includes Policy SN22 'to facilitate the provision of hospital, local and other healthcare facilities, in accordance with the requirements of the relevant healthcare authorities and to facilitate the consolidation or enhancement of these facilities within the city as an important resource for the city, region and State'.
- 5.1.7. Section 16.2 of the Development Plan addresses design, principles and standards for urban development. Section 16.12 of the Development Plan includes policy relating to hostels and looks to avoid an overconcentration of social support services.
- 5.1.8. In assessing car parking requirements for residential institutions, the Development Plan outlines that in this part of the city (zone 1) parking is not required.

6.0 The Appeal

6.1 Grounds of Appeal

- 6.1.1. The principal grounds of the first-party appeal can be summarised as follows:
- Previous facility on site did not provide fulltime care for patients transitioning from care in the former St. Brendan's Mental Health Institute;

- Initial application documentation outlined that elderly accommodation would be provided and this later altered to accommodation for men aged between 30 and 70 years;
- Lack of clarity regarding operational aspects;
- Potential conflicting use with surrounding schools and family homes;
- Overconcentration of social service facilities in the surrounding area;
- Alongside the extensive 'studentification' of the Grangegorman area, the subject proposals would further alter the traditional residential character of the area with a transient population;
- Area is not suitable for the proposed facility and concentrating numerous mental health patients in a single-facility would impact on the residential amenities of the area and would result in anti-social behaviour;
- Location is subject to traffic congestion and this issue has not been fully assessed, particularly in light of recent major student residence permissions;
- Proposals would conflict with the Development Plan in demolishing an important piece of local architectural heritage and existing housing.

6.1.2. A request for an oral hearing was included in the grounds of appeal and the Board concluded that the appeal could be dealt with adequately through written procedures. The grounds of appeal are stated to be supported by residents from four other local addresses. The appellant's submission is appended to the grounds of appeal along with a report titled 'Grangegorman Strategic Development Zone Report on Student Integration in the Grangegorman Area' (January 2016), an extract from the Grangegorman Development Agency website, newspaper articles regarding local property sales, HSE correspondence from an application on the adjoining site (DCC Ref. 2505/16) and an extract from a local politician's website regarding student accommodation in the area.

6.2. Applicant's Response

6.2.1. The response by representatives of the applicant to the grounds of appeal can be summarised as follows:

- Appellant is attempting to overcomplicate the application by referring to various other student permissions in the surrounding area;
- Facility would assist individuals progressing through rehabilitation and transitioning from hospital care to family homes or other suitable accommodation, to regain confidence and skills associated with independent living in a caring environment;
- Development would be a bespoke and purpose-built facility and would not have adverse impact on neighbouring residential amenities;
- Design and scale of the proposed development complements neighbouring context and Development Plan policy;
- A similar social service facility was established on the appeal site in the 1980s;
- Proposals would tie in with wider regeneration proposals;
- Development would not involve demolition of derelict buildings with protected status and the new building would respect and enhance the streetscape;
- Commentary provided regarding objectives set out within the Council's Housing Strategy and guidance document 'The National Housing Strategy for People with a Disability 2011-2016', 'National Health Strategy: Quality & Fairness – A Health System for You', 'Department of Health Statement of Strategy (2016), the National Disability Strategy' (2013) and 'Rebuilding Ireland Action Plan for Housing and Homelessness 2016';
- Dublin City Council did not consider it viable to acquire the subject properties from the applicant for social housing purposes, subsequent to their previous use being abandoned;
- Proposed development would facilitate the provision of much-needed care accommodation in line with statutory objectives and national guidelines.

6.3. Planning Authority Response

- 6.3.1. The Planning Authority responded to the grounds of appeal stating that the Planning Officer's report comprehensively deals with the issues raised and justifies their decision.

6.4. Observations

6.4.1. None.

7.0 Assessment

7.1. Introduction

7.1.1. I consider the substantive planning issues arising from the grounds of appeal and in assessing the proposed development are as follows:

- Principle of the Development;
- Architectural Heritage;
- Design & Layout;
- Residential Amenity;
- Parking & Servicing;
- Other Matters.

7.2. Principle of the Development

7.2.1. The proposed development would involve demolition of the four terraced houses on site and construction of a mental health hostel in their place. The grounds of appeal assert that the demolition of the existing houses would conflict with Development Plan policy. The four terraced houses on site have been vacant since 2009 and according to the application documentation they were used between the late 1980s and 2009 as accommodation for people enduring mental illness, as part of rehabilitation services. Following this, the applicant states that the housing was not deemed suitable for use and it was not economically viable to refurbish the houses for social housing. The applicant states that the proposed development would provide a bespoke facility meeting the requirements of a modern mental health residential service and intended to replace an existing care facility on the southside of the city.

7.2.2. The site has a 'Z1' zoning, the objective for which is to provide for sustainable residential neighbourhoods and 'to protect, provide and improve residential

amenities'. A hostel is categorised in the Development Plan as a 'Building for the Health, Safety or Welfare of the Public', which are permissible on lands zoned 'Z1'. While I recognise that Policy QH23 of the Plan discourages the demolition of housing within the city, I consider that by proposing to replace the existing four dwellings which contain a total of nine bedrooms, with new accommodation in the form of a ten bedroom hostel, the subject proposals would not conflict with this policy. Furthermore, by redeveloping this vacant site in a sustainable manner, this would support Policy SC29 of the Development Plan, which aims to discourage dereliction and to promote the appropriate sustainable redevelopment of vacant and brownfield lands.

7.2.3. The grounds of appeal also assert that the proposed development would conflict with neighbouring uses, would result in an overconcentration of similar type facilities in the area and would add to the transient population of the area. The Further Information response of the applicant outlines the concentration of social service facilities within a 500m radius of the site. Considering the most recent use of the buildings on site and the nature and scale of the proposed use on site comprising 10 bedrooms and involving 24-hour care, I do not consider that the proposed development would conflict with neighbouring uses. Further to this, I do not consider that the proposed development would lead to an overconcentration of social services in the area, considering the range and location of services listed by both the applicant and appellant, the historical land uses in the Grangegorman area and the ongoing redevelopment of the area, including mental health services at St. Brendan's Hospital.

7.2.4. In conclusion, cognisant of the previous use of the buildings on site, the site context, the land-use zoning objectives and policies of Dublin City Development Plan 2016-2022, the proposed development would provide alternative and necessary residential accommodation and I consider that the principle of redeveloping the appeal site for a mental health hostel is acceptable, subject to environmental and planning considerations, assessed below.

7.3. Architectural Heritage

7.3.1. The grounds of appeal assert that the proposals would conflict with Development Plan policy in demolishing an important piece of local architectural heritage. The

four terraced dwellings are stated to date from approximately the 1890s in the Victorian style. The subject row of terraced houses are not listed within the Record of Protected Structures appended to the Dublin City Development Plan 2016-2022, nor are they included within the National Inventory of Architectural Heritage (NIAH). Furthermore, the appeal site and surrounding area are not part of an Architectural Conservation Area (ACA). The planning application was accompanied by a detailed report outlining the current condition of the dwellings on site and concluding that the refurbishment of the properties is outweighed by the extent of the works required to bring them up to modern standards.

- 7.3.2. The buildings on site are in a poor state of repair, have been subject to vandalism and are boarded shut. The Planning Authority considered that the demolition of the existing housing would be acceptable in light of the poor condition of the buildings and the long period of dereliction. The Council's Conservation Officer has not commented on the proposed development.
- 7.3.3. Planning policy for retaining the row of terraced dwellings on site is not strictly provided for within the statutory plan for this area, and I am not convinced by the submissions on the application and appeal that there are exceptional architectural heritage reasons supporting the retention of these dwellings. In conclusion, demolition of the buildings on site, as part of the proposed development, would not have a significant impact on the architectural heritage of the area.

7.4. Design & Layout

- 7.4.1. In terms of design, the replacement of the existing vacant and derelict building with a new building would have some benefits for the streetscape and the visual context. In referring to proposals for 'infill developments', Section 16.2.2.2 of the Development Plan states that 'in areas of low quality, varied townscape, infill development will have sufficient independence of form and design to create new compositions and points of interest and have regard to the form and materials of adjoining buildings, where these make a contribution to the area'. Therefore, proposals must have sufficient regard to the form and scale of surrounding buildings.
- 7.4.2. As referenced above, the appeal site and immediate properties along this street do not have conservation status. To the south of the appeal site on slightly lower

ground is Nos.20 to 25 Stanhope Terrace, a two-storey row of red-brick terraced dwellings, which open directly onto the street. To the north of the appeal site on higher ground is Nos.1 to 5 Grangegorman Villas, a terrace of five two-bay two-storey dwellings, which are set back from the street by 2 to 6m and are included in the NIAH. There is merit in the development being informed and influenced by the design of these buildings. Furthermore, planning permission was granted by the Planning Authority to the HSE in June 2016 to refurbish and extend the adjoining buildings as a clubhouse and training facility under DCC Ref. 2505/16.

7.4.3. The proposed building on site would sit marginally closer to the street than the existing building on site, and would be in keeping with the established staggered building line along this stretch of Grangegorman Lower. A brief outline of how the proposed design responds to the site's context was provided as part of the Further Information response to the Planning Authority. The proposed building draws on the form scale, massing and materials of the existing buildings, with a stepped front elevation to break up the building mass, with red brick proposed throughout and with a hipped roof finished in slate addressing the front street. The application drawings submitted, illustrate that the subject proposals have been designed to tie in with the layout of the permitted neighbouring HSE development to the north.

7.4.4. In providing a contemporary design drawing from the form, scale, layout and materials of the existing buildings on site, the proposed building would be in-keeping with the character and setting of the surrounding area. In conclusion, the design and layout of the proposed development would be appropriate in the context of current Development Plan policy and standards, would make a positive contribution to the existing quality of the immediate cityscape and would add to the wider need to regenerate the area.

7.5. Residential Amenity

7.5.1. The proposed development is required to respect and integrate with the surrounding character and to have due consideration for the protection of surrounding residents, households and communities. In requesting Further Information, the Planning Authority sought to address the impact of the proposals on the residential amenities of No.25 Stanhope Terrace. No.25 is situated on slightly lower ground to the subject site and features a single-storey rear extension. In response, the applicant

submitted revised plans omitting a portion of the building closest to No.25 at first-floor level.

- 7.5.2. Having regard to the positioning of the proposed hostel building directly to the north of No.25 Stanhope Terrace and noting the existing buildings on site, I am satisfied that the subject proposal would not give rise to any significant detrimental impact on the residential amenity of surrounding properties by way of overshadowing. Revisions to the proposed development, setting the first-floor rear element off the boundary with No.25 by a minimum of 5m would also address the potential for the proposed development to have a significant overbearing impact from No.25. The proposed hostel would not feature south-facing windows at first-floor level and the southern site boundary with No.25 would continue to be formed by a 2-metre high boundary wall, which would restrict direct overlooking from the proposed ground floor windows facing No.25. Consequently, potential for direct overlooking to the residence at No.25 is addressed in the design and the proposed development would not lead to loss of privacy for residents at No.25.
- 7.5.3. Accordingly, the development would not give rise to an unacceptable impact on residential amenities and should not be refused for this reason.

7.6. Parking & Servicing

- 7.6.1. The grounds of appeal assert that the proposed development would add to traffic congestion in the area. The appeal site is reasonably accessible by all transport modes and does not make provision for car-based access. The proposed development would not impact on current on-street parking spaces. Given the location, nature and scale of the proposed use, including connectivity with neighbouring HSE facilities, and the absence of parking currently on site, I consider that the proposed development does not raise traffic safety concerns and would not conflict with Development Plan standards. I note that the Roads & Traffic Planning Division of the Planning Authority did not object to the development on traffic safety grounds, but did require details of cycle parking facilities to be provided, which I also consider necessary. Refuse collection areas are identified to the rear of the site and these would be moved for collection through a new ramped access to the adjoining site, which is stated to be in the applicant's control. I consider that the proposed

development would not result in traffic hazard and adequate servicing arrangements have been proposed.

7.7. Other Matters

Archaeology

- 7.7.1. I note that the report of the City Archaeologist identifies that the site borders the Zone of Archaeological Constraint for a Recorded Monument (Ref. DU018-020 - Grangegorman Manor), which is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. Furthermore, the appeal site is located within a Development Plan 'Zone of Archaeological Interest'. The City Archaeologist recommends attachment of conditions should permission be granted.

Development Contributions

- 7.7.2. Condition No.2 of the Council's notification required the payment of a general development contribution under Section 48 of the Planning & Development Act 2000, as amended. I note that the 'Dublin City Council Development Contribution Scheme 2016 to 2020' states that 'development to be used as a workshop, training facility, hostel or other accommodation specifically for persons with disabilities and not to be used for profit or gain' will be exempt from the requirement to pay development contributions. Accordingly, I do not consider development contributions are applicable in this case.

8.0 Appropriate Assessment

- 8.1. Having regard to the nature of the proposed development, the existing development on site and the location of the site in a serviced urban area and the separation distance to the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Recommendation

- 9.1. I recommend that planning permission should be **granted** for the reasons and considerations, as set out below.

10.0 Reasons and Considerations

10.1. Having regard to the location and the historical use of the site, the existing pattern of development in the area, the nature and scale of the proposed development and the 'Z1' land-use zoning objectives for the site and policies, as set out in the Dublin City Development Plan 2016-2022, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not have a significant impact on the architectural heritage of the area, would be acceptable in terms of traffic safety and convenience, and would be in accordance with the provisions of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 12th day of July, 2017, 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. Cycle parking facilities and arrangements shall comply with the requirements of the Planning Authority. Prior to the commencement of the development details of cycle parking provision on site, shall be submitted to, and agreed in writing, with the Planning Authority.

Reason: To ensure a satisfactory standard of development.

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

Reason: In the interest of the visual amenities of the area.

4. 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.

5. All landscaping required to comply with the specification of the Landscaping scheme submitted to the Planning authority, shall be implemented fully in the first planting season following completion of the development maintained, and if any tree or plant dies or is otherwise lost within a period of three years, it shall be replaced by a plant of the same species, variety and size within the planting season following such loss.

Reason: In the interest of visual amenity.

6. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -
 - (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the

recording and for the removal of any archaeological material which the authority considers appropriate to remove.

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

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site

7. Prior to the commencement of the development, the developer shall submit a copy of the existing buildings drawings and survey report to the Irish Architectural Archive.

Reason: In order to establish a record of this structure.

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 interest of public safety and residential amenity.

9. The site development works and construction and demolition works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

10. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

11. 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 interest of sustainable waste management.

12. 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.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

13. 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 of roads, footpaths, watermains, drains, 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 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 of the development.

Colm McLoughlin
Planning Inspector

19th December 2017