



An
Bord
Pleanála

Inspector's Report

PL06S.249325

Development	Demolition of extension and shed, construction of two houses, parking, boundary wall and all associated site works.
Location	17 Esker Lawns, Lucan, Co. Dublin.
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD17A/0241
Applicant(s)	Sharon O' Brien
Type of Application	Permission
Planning Authority Decision	To Grant Permission subject to conditions
Type of Appeal	Third Party
Appellant(s)	Anthony Mulvihill and Others Deirdre Brennan
Observer(s)	The Lucan Planning Council Geraldine Swann
Date of Site Inspection	30 th January 2018
Inspector	Erika Casey

1.0 Site Location and Description

- 1.1. The subject site has an area of 698 sq. metres and is located at the junction of the Lucan Newlands Road and Esker Lawns housing estate in Lucan Co. Dublin. The site currently accommodates a two storey semi-detached house. The house has a pebble dash finish and a hipped, brown tile roof. There is a single storey, flat roofed extension to the side of the house and an existing vehicular entrance from Esker Lawns. There is a second vehicular access to the site from Lucan Newlands Road.
- 1.2. The site is bound around its perimeter by a low brick wall c. 0.5 metres in height. To the north, the site abuts the curtilage of a larger house. The boundary with this dwelling comprises mature trees and a block wall. Development in the vicinity is generally low density and suburban in character.

2.0 Proposed Development

- 2.1. The proposed development comprises:
 - Demolition of the existing side extension (18 sq. m.) to the west of the dwelling and the existing shed (17 sq. m.) located to the north of the house.
 - Construction of 2 no. 2 storey semi-detached 3 bedroom houses to the west of the site. Each dwelling will have an area of 99.8 sq. metres.
 - The existing entrance from no. 17 Esker Lawns will serve the 2 dwellings as well as the existing house. The combined parking area will accommodate 6 no. parking spaces.
 - Associated site works and new boundary walls.
 - Connections to public foul sewer and to public watermain.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1 To Grant Permission subject to conditions. Condition of note include:

Condition 2: The main bedroom in each dwelling shall measure a minimum of 13 sq. m. First floor side elevation window shall be permanently fitted with obscure glazing.

Condition 3: Landscape plan to be submitted to soften the visual impact of the large paved parking area and to provide for boundary tree/hedgerow planting along the entire front and side boundaries.

3.2. Planning Authority Reports

3.2.1. Planning Report (11.09.2017)

- The front and rear building line corresponds with no. 17 Esker Lawns. Detached dwellings are located to the rear/north of the site, therefore, no established building line would be broken to the rear of the site.
- The dwellings exceed the private open space standards.
- The design of the proposed dwellings reflects the character of the area. External finishes comprising a mix of smooth render with red cedar timber, blue/black ridge tiles and timber framed windows contribute to the visual amenity of the area.
- The proposed development sensitively overcomes the concerns raised in the refusal under Appeal Reference PL06S.247781 to provide two satisfactory houses on the subject site.
- Access is considered acceptable. 2 metre high boundary wall should be omitted and replaced by hedgerow to soften the visual impact.

3.2.2. Other Technical Reports

Roads (01.09.2017): No objection subject to conditions.

Water Services (23.08.2017): No objection subject to conditions.

3.3. Prescribed Bodies

Irish Water: No report on file. However, stated in Planner's Report (11.09.2017) that there was no objection from Irish Water subject to conditions.

3.4. Third Party Observations

3.4.1 There were a number of third party observations on the application. The issues raised can be summarised as follows:

- The proposed development would result in the overdevelopment of the site with consequent negative impacts to the residential amenities of the area.

- The proposed design and external finish of the dwellings is inconsistent with the established pattern and character of the area.
- The dwellings would be visually obtrusive and the gable wall would present a dominant feature to the streetscape.
- Traffic impacts due to restricted visibility and reduced sightlines caused by the development.
- Unacceptable intensification of an existing access and insufficient parking to serve the development.
- Concerns regarding proposed boundary treatment and loss of garden and trees. Proposed parking area will be visually obtrusive.

4.0 Planning History

4.1 There have been a number of previous applications on the site which can be summarised as follows:

Planning Authority Reference SD16A/0349/Appeal Reference PL06S.247781

4.2 Permission refused by An Bord Pleanála in May 2017 for a development comprising the construction of 2 no. 2 storey semi-detached houses and 2 new vehicular accesses off Lucan Newlands Road and Esker Lawns together with the relocation of the existing driveway of No. 17 Esker Lawns. The reason for refusal was as follows:

“Having regard to -

(a) the pattern of development in the vicinity,

(b) the design of the proposed two houses which is considered to be incongruous, and not in-keeping with the two-storey, semi-detached, fully-hipped tile roof design of houses in the immediate vicinity,

(c) the desirability of providing vehicular access to the proposed houses from Esker Lawns,

(d) the absence of detailed and satisfactory information in relation to connection(s) to public watermains,

(e) the absence of satisfactory arrangements for the disposal of surface water from the proposed development,

(f) the substandard nature of the rear garden of the most westerly of the pair of houses proposed,

it is considered that the proposed development would seriously injure the residential and visual amenities of the area, would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning Authority Reference SD07A/0773/Appeal Reference PL06S.226893

- 4.3 Permission refused by An Bord Pleanála in June 2008 for a development comprising the construction of 1 no. part two/part single storey detached dwelling. Creation of an additional vehicular entrance and driveway to serve the development. The reason for refusal related to the form and design of the development which it was considered would be visually obtrusive and overbearing and thus would seriously injure the amenities of the area.

Planning Authority Reference SD06A/0926/Appeal Reference PL06S.222766

- 4.4 Permission refused by An Bord Pleanála in August 2007 for a development comprising the construction of 2 no. 2 storey houses to the side of the existing house with additional vehicular entrance onto Esker Lane and widening of existing access. The reason for refusal again related to the design of the development which it was considered would be visually obtrusive and overbearing and would seriously injure residential amenities in the vicinity.

Planning Authority Reference SD04A/0653/Appeal Reference PL06S.211307

- 4.5 Permission refused by An Bord Pleanála in July 2005 for a development comprising the construction of 2 no. 2 storey houses with additional vehicular entrance at the front of the house. The reasons for refusal related to the visually obtrusive and overbearing nature of the development and that the proposed vehicle entrances would endanger public safety by reason of a traffic hazard.

5.0 Policy Context

5.1. Development Plan

5.1.1 The operative Development Plan is the South Dublin County Development Plan 2016 – 2011. The site is zoned RES – *“To Protect and/or Improve Residential Amenity.”*

5.1.2 **Section 2.4.0** of the plan addresses residential consolidation of infill, backland, subdivision and corner sites.

H17 Objective 1: supports residential consolidation and sustainable intensification at appropriate locations.

H17 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards.

Section 11.3.1 (iv) sets out guidance regarding dwelling standards.

Section 11.3.2 addresses Residential Consolidation and provides guidance on infill sites. **Part (ii)** provides specific guidance regarding corner and side garden sites and notes that dwellings should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings. It is stated that the architectural language should respond to the character of adjacent dwellings and create a sense of harmony and that corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

5.2. Natural Heritage Designations

- Not applicable.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1 Two third party appeals have been made by Deirdre Brennan and Anthony Mulvihill and Others. The issues raised overlap and can be summarised as follows:

- Refer to the planning history of the site and consider that the proposed development does not address the previous concerns raised by An Bord Pleanála.
- Concerns raised that the development constitutes the overdevelopment of the site and would be visually obtrusive and overbearing. Note that the development is too close to the northern boundary.
- Consider that the development is visually incongruous and that the roof form, fenestration pattern and materials and finishes are inconsistent with the surrounding area. Particular concerns raised regarding the use of red cedar on the elevations. State that development would have a negative impact on the established character of the area and be injurious to the residential amenities of the area.
- The conversion and widening of the driveway to accommodate 6 no. car parking spaces would result in the unacceptable loss of green lawn and trees and would have a negative visual impact. No clarity has been provided regarding the management of the proposed parking spaces.
- The area in the vicinity of the site is prone to parking congestion and the proposed development will exacerbate this problem.
- The development will result in a traffic hazard on an already busy road network as the visibility at the junction will be severely impacted on and sightlines reduced.
- Concerns regarding surface water drainage.

6.2. Applicant Response

- The applicant has manipulated the design and layout of the scheme to thoroughly address the previous concerns raised by the Planning Authority and An Bord Pleanála. A detailed review of the planning history of the site is provided to demonstrate how the design of the development has evolved. Notes that the Planning Authority have concluded that the development has sensitively overcome concerns previously raised in order to provide two satisfactory houses on the subject site. The development will provide a sustainable infill development.

- The proposal and elevational design for the current application has been carefully considered in order to limit the impact on the area. The design and scale of both houses is in keeping with the aesthetic and character of the area. The development respects the existing front and rear building line established by no. 17 Esker Lawns. The proposed dwellings will not negatively impact on existing residential amenity. They will contribute to the streetscape on this corner site.
- The revised proposal respects the existing streetscape. Windows and doors match surrounding houses in both design and colour. The form of the dwellings is akin to that of existing houses with roof angle, height and massing matching no. 17 and the existing street context. The revised layout also provides for a greater distance from the rear elevations of the houses to the rear boundary wall to the north.
- Appropriate arrangements have been made for vehicular access and on-site parking. The access and parking layout is considered acceptable to both the Roads and Planning Departments of South Dublin County Council.
- The parking provision complies with the parking standards set out in the Development Plan. The parking area will be maintained through a collective agreement between the 3 properties. Appropriate external lighting will be provided.
- Comments regarding parking congestion on the surrounding road network are in an area outside the applicant's control. The car parking requirements of the development have been met within the confines of the subject site. Car parking survey undertaken and submitted with response which shows that the appellant's statements regarding parking in the vicinity do not accurately reflect the true situation. The survey illustrates the infrequent nature of parking along the pathway.
- With regard to landscaping, existing trees and vegetation will be retained where it is deemed appropriate and practically possible. Replacement trees and landscaping will be provided subject to approval of the Parks and Landscape Services Section of the Council.

- Details of the treatment of surface water effluent and the location of the proposed connection to public watermains was lodged with the Council. The Drainage Section and Irish Water have no objection to the proposed development subject to conditions.
- Confirms that all conditions recommended by the Planning Authority will be complied with.

6.3. **Planning Authority Response**

- The Planning Authority confirms its decision. The issues raised in the appeal have been covered in the planner's report.

6.4. **Observations**

6.4.1 Two observations were made by the Lucan Planning Council and Geraldine Swann. Issues raised overlap and are consistent with the points made in the third party appeals. Issues raised can be summarised as follows:

- The original estate design left a larger side garden at this road junction to improve sight lines for the Esker Lawns estate. Any diminution in this will create a traffic hazard. Traffic movements on the road have increased due to the new Esker Cemetery extension. The site must remain clear from development. It is also considered that the development will impede sightlines from Cannonbrook House.
- Concerns regarding traffic congestion and overspill car parking. The proposed entrance is located at a pinch point in the road where there is a severely constrained footpath. There is heavy pedestrian footfall in the area and the intensification of the entrance is unsuitable in this regard.
- Unacceptable visual impact.

6.5 **Further Responses**

Anthony Mulvihill

- The proposed development does not meet the visual aesthetic and safety requirements of residents living in the estate. The red cedar cladding is not in keeping with the area. The installation of a retaining wall to the front is alien to the other houses in the estate and the lower floor windows do not show equal

height clearance from the ground. The development will have a negative impact on the visual amenity of the area.

- Concerns were raised in the 2004 application that the development would endanger public safety by reason of a traffic hazard. The road layout and adjacent boundary have not been altered in the interim and the traffic has increased in the area. The development will curtail the vision for pedestrians and drivers at an already busy junction.
- The development will increase the carbon footprint. Concerns raised regarding loss of existing landscaping, impacts on the boundary hedge and the lack of disabled accessibility to the site.
- Consider that the car parking survey undertaken by the applicant was selective in its timing and outside of busy periods and is thus not reflective of the real situation. Further photographic evidence submitted indicating cars parked illegally close to the junction.
- Irrespective of the Auto track map submitted, residents of the dwellings are likely to reverse out of the driveway causing a traffic hazard. The dwellings are likely to be rental properties and thus parking proposed is insufficient.
- Concerns raised regarding management of common parking area, particularly if the properties are sold, and potential maintenance and light pollution issues.
- The development will have a negative impact on properties values in the area.
- Concerns regarding surface water drainage.

Deirdre Brennan

- The property has no rear access to Newlands Road. States that existing access to the Esker Hill/Lucan Newlands Road is unauthorised.
- The applicant has provided an inadequate and substandard design. The blank gable wall facing Lucan Newlands Road is unacceptable. Little has changed compared with previous applications other than the development is more intrusive and overbearing.

- Common parking areas are not part of the existing housing fabric in the area. Communal ownership of the spaces may lead to longer term maintenance issues.
- The applicant has ignored previous reasons for refusal. The site is only appropriate for one dwelling. The applicant has failed to provide a suitable development proposal.
- Consider that the drainage details submitted are inadequate.
- Photomontages should have been submitted by the applicant. Mock up photomontages submitted.

7.0 **Assessment**

7.1. The main issues in this appeal are those raised in the grounds of appeal and observation. Appropriate Assessment also needs to be addressed. I am satisfied that no other substantive issues arise. The issues can be dealt with under the following headings:

- Principle of Development.
- Design and Visual Impact.
- Traffic and Parking.
- Drainage.
- Appropriate Assessment.

7.2 **Principle of Development**

7.2.1 The proposed development comprises an infill residential development on a large corner site in a suburban estate. The site is extensive and has the capacity to absorb a development of this nature. It is noted that the current South Dublin County Development Plan encourages infill development on such corner sites. Guidance such as *“Sustainable Residential Development in Urban Areas”* also advocates for greater intensification on such sites, subject to the residential amenities of existing properties being safeguarded. As will be set out below, it is not considered that the proposed dwellings will have any adverse impact on the residential amenities of properties in the vicinity.

7.2.2 The planning history of the site is notable and it is acknowledged that there have been a number of refusals pertaining to the site. It is noted however, under the most recent decision relating to the site, the Inspector's Report concluded that the principle of housing development on the site is acceptable. It stated that the site could accommodate a pair of semi-detached houses, subject to acceptable arrangements being made for vehicular access, on site parking spaces for each house, treatment of surface water effluent, clarity as to the location of proposed connection to public watermains and suitable design for a development which respects the existing front and rear building lines established by no. 17 Lucan Lawns, in order to protect the future development potential of lands to the north of the site.

7.2.3 Having regard to the provisions of the current County Plan, the residential zoning of the site and the recent planning history pertaining to the site, the principle of an infill residential development comprising 2 no. dwellings is acceptable in principle.

7.3 **Design and Visual Impact**

7.3.1 There have been a number of design iterations for the development of the site including proposals for both one and two houses. It is detailed by the applicant that the current proposal has been given detailed consideration and addresses all of the concerns raised in the previous refusals by both the Board and South Dublin County Council.

7.3.2 I would concur that the current proposal assimilates well with the existing pattern of development in the vicinity. The scale and proportions of the dwellings are generally consistent with the prevailing suburban character. The roof pitch, pattern of fenestration, design and form of the houses will ensure that they integrate well into the streetscape. It is noted that concerns have been raised regarding the use of red cedar cladding on the elevations. I am satisfied however, that the palette of materials is appropriate and the red cedar material will provide some visual interest to the elevations.

7.3.3 It is also noted that the building line to both the front and rear of the dwellings is consistent with the adjacent dwelling at no. 17. This ensures that both proposed dwellings are served with a generous rear garden. The rear garden of dwelling 1 is 72 sq. metres and that of dwelling 2 is 83 sq. metres. Under the most recent

decision (Appeal Reference PL06S.247781) concerns were raised regarding the proximity of dwelling 2 to the northern boundary as the separation distance of 7.5 metres was considered potentially prejudicial to the development potential of the property to the north. In the current proposal, the separation distance of this dwelling from the northern boundary ranges from 9.7 to 11 metres. This is considered acceptable and I am satisfied that the development will have no adverse impact on the amenities of adjacent properties. I do not consider that the proposal constitutes the over development of the site.

7.3.4 Concerns have also been raised by the appellants/observers that the development will result in an elevation with blank façade to the Lucan Newlands Road. The previous Inspector's Report noted that whilst two semi-detached houses would present a gable elevation to the Lucan Newlands Road, this is not unusual in suburban locations and could be softened through the use of fenestration.

7.3.5 The applicant has proposed two windows on the western elevation and further red cedar cladding. The windows will provide a degree of animation to this elevation and passive surveillance to the Lucan-Newlands Road. The overall visual impact of the development will be softened through the provision of appropriate boundary landscaping and a reduction in the height of the boundary wall. This can be addressed by way of condition. In this regard, I am satisfied that the development will not have a negative visual or overbearing impact when viewed from the Lucan Newlands Road.

7.3.6 In conclusion, I consider that the applicant has addressed the concerns raised in the previous refusal pertaining to the site. I am satisfied that the design of the development is appropriate and will assimilate with the existing streetscape without any material adverse visual impact.

7.4 Traffic and Parking

7.4.1 It is proposed to access the proposed dwellings via the existing vehicular entrance that serves no. 17. 6 no. parking spaces are proposed in a communal parking area to serve the existing and proposed dwellings.

7.4.2 It is noted that different options to provide access to this corner site have been explored in the previous applications pertaining to the site. Whilst there is an existing access to the site from the Lucan Newlands Road, it is evident from the most recent

decision under Appeal Reference PL06S.247781, that neither the Board nor South Dublin County Council are in favour of this being utilised to serve the new dwellings. Sightlines and visibility from this frontage of the site are restricted in the direction of Lucan village due to the presence of a high wall and trees. In assessing this previous application, the Roads Department of South Dublin County Council recommended that a shared access driveway should be provided to serve both dwellings off Esker Lawns Road and that 2 no. off street parking spaces to serve each dwelling should be provided.

7.4.3 It is noted that the option of a separate shared access off Esker Lawn Road to serve two dwellings was proposed under Application Reference D04A/0653/Appeal Reference PL06S.211307. Under this application concerns were raised by the Roads Department of South Dublin County Council that the provision of the separate shared access onto Esker Road would give rise to a traffic hazard as it would be located on the kerb curvature at the junction and the generation of additional traffic/turning movements would endanger public safety. One of the reasons for refusal relating to this application stated that the development would endanger public safety by reason of a traffic hazard.

7.4.4 Having regard to the planning history of the site, it is, therefore, reasonable that the applicant proposes to utilise the existing entrance to serve all three dwellings. This is an established entrance and I am satisfied that its intensification would not give rise to any traffic or safety issues. It is noted that the Roads Department of South Dublin County Council had no objection to the proposed development.

7.4.5 In relation to parking, the appellants raise concerns regarding the loss of the front garden and the visual impact of the shared car parking area. The proposed development provides for 6 no. car parking spaces which equate to 2 spaces per dwelling. This is in accordance with the Development Plan car parking standards and is considered appropriate having regard to the suburban location of the site. I would concur with the appellants/observers that the visual impact of a large area of car parking to the front of the dwellings is somewhat visually incongruous. I am satisfied however, that the impact can be mitigated through appropriate planting and landscaping. This can be addressed by way of condition.

7.4.6 It is stated by the appellants, that the proposed development will reduce visibility at the junction of Esker Lawn Road and the Lucan Newlands Road. I am satisfied however, that adequate sightlines can be achieved. Whilst the appellants/observers concerns regarding ad-hoc parking along Esker Lawns is noted, it is considered that this is not necessarily a persistent problem and no illegal parking was observed during the site visit. The subject development provides for adequate on site parking to serve the development and I am satisfied that the development will not result in overspill parking to the surrounding road network. I do not concur with the contention of the appellants/observers that the development would have a negative impact on pedestrian safety or convenience. The development will not result in any amendments to the existing footpath which I consider to be adequate.

7.5 **Drainage**

7.5.1 The previous refusal in relation to the site in 2017 noted inadequacies in the information submitted with the application regarding surface water drainage and connection to the public watermains. Concerns have been raised by the appellants/observers regarding surface water drainage. In the current application a detailed engineering report and drawings was submitted with the application indicating the watermain layout and drainage details. A further engineering report was submitted with the appeal submission in response to condition 6 (4) (a) imposed by the Local Authority regarding a 40% increase in surface water attenuation to provide for a 100 year storm event. Neither the Water Services Department of South Dublin County Council nor Irish Water raised any objections to the proposed development. I am satisfied, therefore, that subject to condition, the application has provided adequate proposals for the drainage arrangements for the site.

7.6 **Appropriate Assessment**

7.6.1 Having regard to the nature and scale of the proposed development, two infill dwelling houses within an established urban area, and the 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 a European site.

8.0 Recommendation

- 8.1 It is recommended that permission be granted subject to conditions for the reasons and considerations set out below.

9.0 Reasons and Considerations

- 9.1. Having regard to the zoning of the site and the provisions of the current South Dublin County Development Plan 2016-2022, to the pattern of development in the area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic safety and convenience. 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 as amended by the further plans and particulars submitted to An Bord Pleanála on the 31st day of October 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. 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. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or to adjoining properties.

Reason: In the interest of public health and to ensure a proper standard of development.

3. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 residential amenities of adjoining property in the vicinity.

4. 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 measures to prevent and mitigate the spillage or deposit of debris, soil or other material on the adjoining public road network, noise management measures and off-site disposal of construction/demolition waste.

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

5. a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This boundary treatment scheme shall provide a screen along the perimeter boundary of the site consisting predominantly of trees, shrubs and hedging of native species. It shall provide details of planting and landscape measures to soften the visual impact of the proposed paved shared parking area. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the substantial completion of external construction works.

(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development

shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

(c) The boundary wall to the west of the site shall not exceed 1 metre in height.

(d) No development shall take place until details of the treatment of the level differences on site to the front of the existing and proposed dwellings shall be submitted for written agreement of the Planning Authority.

Reason: In order to screen the development and in the interest of visual amenity.

6. 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.

7. 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.

8. Proposals for a house numbering scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the house numbers, shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

9. 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 the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. 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.

Erika Casey

Senior Planning Inspector

31st January 2018