



An
Bord
Pleanála

Inspector's Report ABP-301654-18.

Development	Construction of 7 no. houses in 2 no. blocks and ancillary siteworks.
Location	Site between no.'s 339B and 599 St. Mary's Park, Leixlip, Co. Kildare.
Planning Authority	Kildare County Council.
Planning Authority Reg. Ref.	18/202.
Applicant(s)	McEleney Homes.
Type of Application	Permission.
Planning Authority Decision	Grant subject to conditions.
Type of Appeal	Third Party.
Appellant(s)	St. Mary's Park, Residents Association.
Observer(s)	None.
Date of Site Inspection	26/09/2018
Inspector	Susan McHugh.

1.0 Site Location and Description

- 1.1. The subject site is located in Leixlip, Co. Kildare, east of Captain's Hill (R149). St. Mary's Park is an established residential area, and is located approx. 300m to the north of the Town Centre. The area is characterised by a mix of detached, semi-detached and terraced single storey, two storey and dormer style housing.
- 1.2. The appeal site is a vacant plot situated between two existing houses no.'s 339B to the west and no. 599 to the east. The former is a single storey bungalow, while the latter is a two storey semi-detached house. Located opposite are dormer style detached houses on relatively large plots. The surrounding houses are finished in a variety of finishes, and typically include driveways with off street parking.
- 1.3. The site which is currently grassed is bounded to the north by mature leylandii trees which abut a laneway, which is accessed from Avondale estate. A terrace of six no. two storey houses back onto the laneway and several houses include garages or sheds to the rear. To the east and west the site is bounded by mature hedgerows, while the southern boundary is defined by a mesh fence over a low plinth wall.
- 1.4. There is a footpath with grass verge and trees along both sides of the main entrance to St. Mary's Park.
- 1.5. The site is rectangular in shape, is relatively flat and has an area of 0.19ha.
- 1.6. An existing sewer passes along the eastern part of the site from Avondale to St. Mary's Park.

2.0 Proposed Development

- 2.1. Permission is sought for the following:
 - Construction of 7 no. dwellings in 2 blocks:
 - 4 no. end of terrace, 2 storey, 4 bed units, on sites 1,4,5 and 7 (Type A)
 - 3 no. mid terrace 2 storey, 4 bed units, on sites 2,3, and 6 (Type B)

- 2.2. The ridge height of both house types is 9.4m, while the end of terrace houses type A includes a half hip. House type A includes a double bay with pitched roof over with a ridge height of 7.834, and has a floor area of 144.8sq.m. The mid terrace houses type B have a slightly smaller floor area of 141.2sq.m.
- 2.3. External finishes include render/dry dash with reconstituted stone to window surround to the front elevation with selected render/dry dash to gable and rear elevations and roof tiles/slates. Solar panels are proposed on the rear north facing roof slope.
- 2.4. Existing hedges and trees along the boundaries are to be removed and replaced with boundary walls. The front boundary is to comprise of railings.
- 2.5. Rear gardens range from 68sqm to 97sqm in area, while end houses no. 1 and 7 have larger rear garden areas of 132sqm and 151 sqm respectively. The gable of house type A on site no. 1 is located approx. 2.4m from the boundary with the existing single storey house no. 339B to the west, while the gable of house type A on site no. 7 is located 6.1m from the boundary with the two storey house no. 599 to the east. The proposed houses have a depth of 13.2m.
- 2.6. It is proposed to provide each house with a vehicular access and driveway from St. Mary's Park. Each unit will have a two car parking spaces to the front.
- 2.7. It is proposed to connect to the existing mains drainage and water supply.
- 2.8. The application was accompanied by:
 - Engineering Report

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to 12no. conditions which include;

Condition No. 1 – Compliance with plans and particulars.

Condition No. 2 – 7 units only.

Condition No. 3 – Revised plans re vehicular entrances, rear gardens, internal storage space, roof design, finishes, railing design, bin storage and landscaping.

Condition No. 4 – Hours of construction and noise requirements.

Condition No. 5 – DMURS, signage during construction, and footpath requirements.

Condition No. 6 – Public lighting requirements.

Condition No. 7 – Roads requirements.

Condition No. 8 - 10 - Surface water disposal, and Irish Water requirements.

Condition No. 11 & 12 – Security bond and Section 48 Development Contributions.

3.2. Planning Authority Reports

3.2.1. Planning Report (dated 28/04/2018)

Basis for the planning authority decision includes:

- Principle of infill housing is acceptable.
- Density of 37 units/ha is acceptable on an inner suburban/infill.
- Proposed vehicular access width of 2.5m considered deficient for ease of access given the provisions of the County Development Plan, require an increased width of 3m.
- Landscape plan required to offset the removal of existing trees to facilitate access to the sites.
- Housing mix and design acceptable revised plans to be submitted omitting the half-hipped roof.
- Development will not result in overlooking.
- Internal storage space of 7.5sqm falls short of the 10sqm Development Plan requirement.
- Private open space for unit no. 6 of 68sqm falls short of the 75sqm Development Plan requirement, to be addressed by reconfiguring units 6 and 7.
- Railing to front acceptable but should have a horizontal emphasis.
- Existing public open space within St. Mary's Park is more than adequate.

- Bin storage details for screened bin storage for mid terrace units 2,3 and 5 to be submitted.
- Landscaping proposals to be submitted.

3.2.2. **Other Technical Reports:**

Area Engineer: Recommends no objection.

Water Services: Recommends no objection subject to conditions.

Roads and Transport Section: Recommends no objection subject to conditions.

EHO: Recommends no objection.

CFO: Recommends no objection subject to requirements.

3.3. **Prescribed Bodies**

3.3.1. **Irish Water:** Recommends no objection subject to requirements.

3.4. **Third Party Observations**

3.4.1. A number of observations were submitted from the following parties;

- St. Mary's Park Residents Association c/o Antoinette Nolan
- Nuala Hyland, 570 St. Mary's Park.
- Brian Mc Ternan, Montserrat, Newtown Hill.
- Bernard Caldwell, 596 St. Mary's Park.
- Vinny Collins, 604 St. Mary's Park.
- Larry Pierce, 598 St. Mary's Park.
- Owen and Mary Gibbons, 591 St. Mary's Park.
- Susan O'Reilly, 711 St. Mary's Park.
- Yvonne Carpenter 696 St. Mary's Park.
- Alan Whitehead, 701 St. Mary's Park.

- Jim Carpenter, 702 St. Mary's Park.
- Annette Lysaght, 599 St. Mary's Park.
- Catherine Murphy TD, Dáil Eireann.

3.4.2. Objections to the proposal received by the planning authority have been forward to the Board and are on file for its information. The issues raised are comparable to those raised in the third-party appeal summarised in section 6 below.

4.0 Planning History

Site Opposite

P.A. Reg. Ref. 16/778 Permission **granted** 08/12/2016 for subdivision of the site and the erection of a new three-bedroom detached dormer/storey and a half bungalow, in the side garden with a new vehicle entrance and off-street parking all together with associated site works, to Barry and Jennifer McTernan. This permission was implemented.

5.0 Policy Context

5.1. Development Plan

5.1.1. Kildare County Development Plan 2017-2023

Leixlip is designated as a '**Large Growth Town II**' within the Metropolitan area of Dublin.

In the Regional Planning Guidelines, it is an objective to allocate growth within the Metropolitan towns of Leixlip, Maynooth, Celbridge, and Kilcock. This is to be achieved by allocating a minimum of 35% of the total growth rate allocation for the county. This target will increase their share of the total population in the county from 25% in 2011 to 27% in 2023.

Chapter 4 sets out Housing Policy in relation to inner suburban/infill sites.

Chapter 16 sets out Urban Design Guidelines.

Chapter 17 sets out Development Management Standards.

5.2. Leixlip Local Area Plan 2017-2023

The site is within an area zoned '**B – Existing/Infill Residential**', the objective for which is '*to protect and enhance the amenity of established residential communities and promote sustainable intensification*'. Dwellings are 'permitted in principle' within this zoning objective.

Chapter 4 Core Strategy

Section 4.2 estimates a housing capacity of undeveloped residentially zoned lands and infill sites within the built-up area. Table 4.1 refers to infill sites and recommends a density range of between 30-35 units per ha.

Chapter 7 Housing and Community

Section 7.4 refers to Residential Density, Mix and Design

HC2: '*It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.*'

Relevant Government Policy

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage, and Local Government, 2009.

Quality Housing for Sustainable Communities – Best Practice Guidelines 2007.

Sustainable Residential Development in Urban Areas 2008.

Urban Design Manual.

Design Manual for Urban Roads and Streets 2013.

Site layout Planning for Sunlight and Daylight.

5.3. Natural Heritage Designations

5.3.1. There are no designated areas in the vicinity, the following European sites are within a 15km radius of the appeal site:

Site Name	Designation	Site Code	Distance
Rye Water Valley/Carton	SAC	001398	300m W
Liffey Valley	pNHA	000128	600m S
Royal Canal	pNHA	002103	700m N
Grand Canal	pNHA	002104	4.4km S
Slade of Saggart and Crooksling Glen	pNHA	000211	11.9km S

6.0 The Appeal

6.1. Grounds of Appeal

A third-party appeal against the decision to grant permission by the planning authority has been lodged by Margaret Doolan on behalf of St. Mary's Residents Association.

In summary it states:

- *Drainage* – Concern in relation to ongoing problems with the existing sewerage system.
- *Boundary Treatment* – Existing trees along the boundary have been problematic and blocked light to adjoining residential properties.
- *Number of Houses* – Concern that the proposed number of houses will cause traffic congestion along the existing narrow entrance road from Captains' Hill.
- *Parking* – Additional parking along St. Mary's Park will cause difficulty for emergency services and access generally.

6.2. Applicant Response

6.2.1. The applicant's agent PCOT Architects responded to the third-party appeal on 07/06/2018. The issues raised can be summarised as follows;

- *Sewerage* – It is not proposed to connect to the existing sewer which traverses the site. It is proposed to connect to the existing foul sewer along St. Mary's Park, which passes over but does not connect to, the sewer from Avondale.
- *Boundary Treatment* – All existing trees are to be removed and replaced with a 2m high boundary wall.
- *Number of Houses* – Kildare County Council have determined that the density is in line with development plan standards and objectives.
- *Parking* – Each house is provided with two car parking spaces in the front gardens.

6.3. Planning Authority Response

The planning authority responded to the third-party appeal on 13/06/2018 and notes that the main comments and analysis of the Transportation Section are outlined in previous Road Reports. The planning authority confirmed its decision and issues raised in the appeal have been covered in the planner's report.

6.4. Observations

None.

7.0 Assessment

The main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. Appropriate Assessment and Environmental Impact Assessment also needs to be considered. The issues are addressed under the following headings;

- Density
- Design and Layout

- Residential Amenity
- Boundary Treatments
- Foul Drainage
- Access, Traffic and Parking
- Appropriate Assessment
- Environmental Impact Assessment

7.1. Density

- 7.1.1. As per the current local area plan for Leixlip the site is within an area zoned 'B – Existing/Infill Residential'. In principle the proposal would accord with the said zoning objective.
- 7.1.2. The proposal namely 7 dwellings, equates to a density of 37 units per hectare. I note that the density is marginally above the recommended range of 30-35 units per ha as set out in the Leixlip Local Area Plan. While I accept that the density is higher than the densities prevailing on adjoining lands notably to the east and south at the entrance to St. Mary's Park estate, it is comparable with the residential estate directly to the north in Avondale estate. It is considered that the proposed development does not constitute overdevelopment of the site.

7.2. Design and Layout

- 7.2.1. Given the mixed pattern of development in the immediate vicinity comprising largely single storey or dormer style detached infill housing to the west and south, and two storey semi-detached and terraced housing in the residential estates to the east and north, in my opinion the proposed two storey terraced style houses would not be out of character at this location.
- 7.2.2. I note that the planning authority expressed concern in relation to the design of the mini hipped roof profile of the four end of terrace units house type A condition no. 3(b) refers. I concur with the planning authority in this regard and am satisfied that the omission of this element and replacement with a gable roof can be dealt with by way of condition.

7.2.3. I am satisfied that the proposed design and layout takes account of the local context, allows the most efficient use of the site, will contribute positively to the streetscape, and is an appropriate form of infill development on this site.

7.3. Residential Amenity

7.3.1. The issues concerning development management standards relate to the provision of private open space and internal storage. Under Section 17.4.5 of the County Development Plan the minimum requirements for dwellings with 4 bedrooms or more is 75sqm. The new dwellings have rear gardens in excess of 75sqm in compliance with Development Plan policy, except for unit 6. This shortfall was addressed by the planning authority condition no. 3(a) refers which requires the reconfiguration of the adjoining rear garden of unit 7.

7.3.2. Minimum storage requirements of 10sqm for dwellings with four bedrooms are also set out under Section 17.4.5 of the County Development Plan. The units which provide for 7.5sqm again fall short of this requirement. Condition no. 3(b) requires the minimum storage space be provided by way of revised design. I also note that there is no provision in relation to bin storage for the mid terrace units, and that this was a further requirement of the planning authority under Condition no. 3(d). I am satisfied that the matters raised can be dealt with by way of minor modifications to the design and can be dealt with by way of conditions.

7.3.3. In relation to adjoining residential properties, the proposed dwellings are stepped slightly forward by 1m from the front building line of the adjoining two storey house no. 599 to the east. A generous separation distance of 6.1m is proposed to the boundary with this property, which is primarily dictated by the need to accommodate a foul sewer drainage wayleave on site.

7.3.4. In relation to the adjoining single storey property to the west the proposed dwellings are stepped back by 6m from the front building line of the no. 339B.

7.3.5. While I note the depth of the two storey house no. 1 which will extend by 10m from the rear building line of no. 339, I would also note the separation distance of 4.5m between the gables of both properties. I do have concerns in relation to the potential overbearing impact of house no. 1 on house no. 339, particularly because of the shallow north facing rear garden. I have considered the merits of stepping the block of houses no. 1-4 slightly forward on the site to improve the relationship with house

no. 339B. However, I also note the mature boundary treatment to the rear of this property and on balance am satisfied that the layout proposed is acceptable.

7.3.6. I note that rear garden lengths range from 11.363m to 15.356m and that first-floor gable windows are to be finished in obscure glazing.

7.3.7. I consider that the proposed development is acceptable with regard to adjoining residential amenity and would not result in any significant overshadowing or overlooking of adjoining properties.

7.4. Boundary Treatments

7.4.1. The existing boundaries to the site comprise hedgerows and trees, with a mesh fence above a low plinth wall located along the southern boundary with St. Mary's Park. I noted from my inspection a number of different front boundary treatments in the vicinity, but generally comprised low walls finished in a variety of finishes and entrance pillars, or railings with mature hedges and gates.

7.4.2. The drawings submitted with the application indicate new ornamental railings and pillars either side of the proposed vehicular entrances are to be provided along the site frontage to the public road. Very little detail on any of the other site boundaries was provided. The applicant in response to the appeal clarifies that existing planting along site boundaries is to be removed and replaced with 2m high walls.

7.4.3. The appellant submits that existing trees on site have been problematic and block light to adjoining houses. I consider the removal of existing planting and trees particularly along the northern boundary which is heavily planted would benefit the residents of the terrace to the north and enhance the south facing gardens of these properties which results in a planning gain. I am satisfied, that the removal of existing planting is acceptable, and the provision of 2m high boundary walls are appropriate, and that this can be dealt with by way of condition.

7.4.4. The planning authority considered the railings acceptable but that the design of the railings and pillars should be horizontal rather than vertical thereby mirroring that of the dwellings to the east. I tend to concur with this view, as it would bring more consistency to this road frontage.

- 7.4.5. I also note that the application was not accompanied by any landscape proposals, and that the front driveways in particular would benefit from some landscaping. I concur with the planning authority that landscape proposals to compensate for the loss of trees along the grass verge should also be a requirement of a grant of permission.
- 7.4.6. I am satisfied that these issues can be dealt with by way of condition. An appropriate condition can be attached.

7.5. **Drainage**

- 7.5.1. The appellants have cited ongoing issues with blockages in the existing sewerage system and state that it requires regular maintenance.
- 7.5.2. The Engineering report which accompanied the application refers to the existing 225mm foul sewer which runs north south along the eastern part of the site, noting that it is not proposed to carry out any works to this sewer. A 6m wayleave is provided on the eastern part of the site to allow for the operation and maintenance of the sewer. The report notes another foul drain serving house no. 338 and 339 Captains Hill and possibly 339A and 339B St. Mary's Park, and that it is proposed to divert this drain to connect to the existing foul sewer in the verge of St. Mary's Park on the western edge of the development. Drawing G1053-101 clearly shows this existing 100mm foul drain which runs diagonally through the site, and Drawing G1053-102 indicates the route of the diverted foul drain as described.
- 7.5.3. The applicant has again clarified in response to the third-party appeal that it is not proposed to connect to the existing sewer which traverses the site, but instead to the existing foul sewer along St. Mary's Park, which passes over but does not connect to, the sewer from Avondale.
- 7.5.4. The Water Services section of the planning authority and Irish Water had no objections to this proposal, and I would also note that condition 10 refers to the requirements of Irish Water. As Irish Water have responsibility for foul drainage, and noting their reports on the application, I am satisfied that drainage arrangements can be agreed with Irish Water in conjunction with the planning authority.

- 7.5.5. In relation to surface water discharge it is proposed to install a linear storage and soak-pit system within the open space area along the eastern side of the site. This would be located at least 5m from the nearest proposed house and at least 8m from the nearest existing house. The layout of existing and surface water drainage and management is shown on drawing no. G1053-103, and it is proposed that all new sewers and drains, and the connection into the existing sewer will be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works. Section 6 of the Code of Practice requires a minimum separation distances of three metres to public sewers.
- 7.5.6. I am satisfied that there is sufficient information on file to reach a conclusion on this issue and that subject to agreement with the planning authority the proposed development will substantially comply with the standards and that there is no obstacle, on this basis, to granting permission.

7.6. Access, Traffic and Parking

- 7.6.1. The proposed development which is located within St. Mary's Park residential estate is accessed via Captain Hill Road R149, which is the main route into Leixlip and onto the N4 and M50. While I note concerns are raised in relation to the increase in traffic arising from the proposed development, I do not consider that the additional traffic generated from 7 no. residential properties will result in a material increase in traffic at the junction with the R149, considering the level of traffic already generated from existing residential properties within the overall St. Mary's estate.
- 7.6.2. I did note on the day of my site visit at approx. 9.30am that there was a considerable tail back of traffic along the R149 travelling south towards the main street. However, I also noted that the yellow box in place at the junction with St. Mary's Road and the R149 was generally observed by motorists travelling along the R149 in both directions, which assisted vehicles entering and existing the estate.
- 7.6.3. While I understand the concerns of residents in the estate in relation to parking, I would note that each proposed house is served by a private driveway with parking for two cars. I also note that existing houses are also served by vehicular entrances and private driveways for parking. On the day of my inspection I did not observe cars parked along the roadway, and I am not convinced that this is a significant

issue. I would also note that there is a large green located further east around which there is room for additional parking.

7.7. The planning authority did note the relatively narrow width of the vehicular entrances proposed to each house, and the location of the appeal site along the main access/entrance to the estate. It was recommended that the width of the proposed vehicular entrances should be increased to 3m to ease access/ egress from each dwelling unit. In this respect I would concur with this requirement, and am satisfied that this can be dealt with by way of condition.

7.8. **Appropriate Assessment**

7.8.1. The planning authority carried out a screening assessment and concluded that a stage 2 Appropriate Assessment was not required. Having regard to the nature and scale of the development proposed and to the nature of the receiving environment, namely an urban and fully serviced location, 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.

7.9. **Environmental Impact Assessment**

7.9.1. Having regard to the nature the proposed development, which consists of a residential development of 7 no. units, the nature of the receiving environment, and proximity to the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8.0 **Recommendation**

8.1. I recommend a grant of permission subject to the following conditions.

9.0 Reasons and Considerations

- 9.1.1. Having regard to the location of the site on residential zoned lands in the Kildare County Development Plan 2017-2023, the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in May 2009, and to the design and layout of the proposed development, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 12th day of April 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. Roof colour shall be blue black or slate grey in colour only, and ridge tiles shall be the same colour as the roof.

Reason: In the interest of visual amenity.

3. Prior to commencement of development, details of the following shall be

submitted to, and agreed in writing with the planning authority:

- (i) A reconfiguration of the rear garden/private open space areas for units 6 and 7 which ensures a minimum 75 sqm private open space is provided for unit 6.
- (ii) A revised dwelling design which provides for a minimum of 10sqm storage space.
- (iii) The half-hipped roof design House Type A shall be omitted and replaced with a gable roof profile.

Reason: In the interest of residential amenity.

4. Prior to commencement of development, details of the following shall be submitted to, and agreed in writing with the planning authority:

- (i) A revised site layout plan indicating a minimum 3m wide vehicular entrance to each dwelling.

Reason: In the interest of traffic safety.

5. Footpath reinstatement and public lighting shall comply with the detailed standards of the planning authority for such works.

Reason: In the interest of orderly development.

6. Prior to commencement of development, details of the following shall be submitted to, and agreed in writing with the planning authority:

- (i) A hard landscaping plan with delineation and specification of site boundary details including the external finishes.
- (ii) A soft landscaping plan incorporating native/indigenous species.

Reason: In the interest of visual amenity.

7. Prior to commencement of development, details of the following shall be submitted to, and agreed in writing with the planning authority:

- (i) The existing site boundaries along the western northern and eastern boundary of the site with adjoining properties shall consist of block walls 2 metres in height.

- (ii) Rear garden boundaries to the proposed houses shall consist of block walls 1.8 metres in height, rendered on both sides and capped.

Reason: In the interest of visual and residential amenity.

- 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 noise management measures, measures to ensure the safe removal, handling and disposal of asbestos and any other hazardous waste and off-site disposal of other construction/demolition waste.

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

- 9. Water supply and drainage arrangements, including 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.

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

- 11. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground within the site. Ducting shall be provided by the developer to facilitate the provisions of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

12. . Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

13. . 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.

14. . 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.

15. . The developer shall pay to the planning authority a financial contribution respect of public infrastructure and facilities benefitting 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 developers 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.

Susan McHugh
Planning Inspector

2nd October 2018