



An
Bord
Pleanála

Inspector's Report ABP-302209-18

Development

Demolition of an existing dwelling house and construction of 89 dwelling houses and all ancillary development works including the minor diversion of a 38 kV overhead line.

Location

"Glashaboy Woods", Sallybrook, Riverstown, Glanmire, Co. Cork.

Planning Authority

Cork County Council

Planning Authority Reg. Ref.

18/04551

Applicant(s)

DCN Developments Ltd

Type of Application

Permission

Planning Authority Decision

Grant, subject to 48 conditions

Type of Appeal

Third parties -v- Decision

Appellant(s)

Sabrina O'Donovan

Fiona & Dermot Condon

Observer(s)

Cork County Childcare Committee

Date of Site Inspection

8th November 2018

Inspector

Hugh D. Morrison

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1.0 Site Location and Description

- 1.1. The site is located in the northern outskirts of Glanmire, 1.8 km from Junction 18 on the M8. This site lies on the eastern slopes of a valley through which flows the Glashaboy River. It is accessed off the R639, which runs on a north/south axis between Junction 18 and the N8.
- 1.2. The site itself extends over an area of 6.63 hectares. It comprises two distinct portions: the access route to the north west and the main body of the site.
- The said access route encompasses the entrance and on-site road that the applicant has already constructed to serve a housing estate known as “Glashaboy Woods” that is nearing completion (parent permission 14/6314 & PL04.244855). This road winds its way up the valley side. It is subject to moderate gradients and it spans a height of 18m from start to finish.
 - The main body of the site comprises an existing house plot, two entire fields and the western strip of an adjoining larger field. The topography of this area is of undulating form with gradients falling generally from east to west and from north to south along its northern portion. Gradients are variable with the majority being gentle to moderate with steeper ones along the western and northern portions of the area.
- 1.3. Within the valley floor are retail, commercial, and industrial uses, while to the north of the site lies the Barrymore housing estate. The M8 sweeps past this housing estate to the east. It is of meandering form and so it passes further to the east of the subject site.
- 1.4. The main body of the site is bound to the north by the said Barrymore housing estate, to the south by a hedgerow and a further field, and to the west by a woodland. The eastern boundary is undefined “on the ground”, although an existing hedgerow parallels this boundary a short distance into the site. Fields lie to the east, too. The south-western corner of the site adjoins a one-off dwelling house known as “Fernhill”. The dwelling house in the north-western corner of the main body of the site is one of three, which are accessed via individual driveways and a common

entrance off the R639. An ESB 38 kV overhead line crosses the northern portion of the main body of the site on an east/west axis.

2.0 Proposed Development

2.1. The proposal would comprise the following elements:

- The demolition of 1 no. existing dwelling house (110 sqm) in the north-western corner of the main body of the site.
- Construction of 89 no. dwelling houses (10,637.2 sqm) as an extension of the existing “Glashaboy Woods” housing estate, which is currently under construction, in the main body of the site. These dwelling houses would comprise detached (5 units), semi-detached (80 units) and terraced (4 units) dwelling houses. Size wise they would dis-aggregate as follows:
 - 1 no. 4-bed unit,
 - 26 no. 4-bed units with an optional attic conversion,
 - 2 no. 3-bed units,
 - 54 no. 3-bed units with optional attic conversion, and
 - 6 no. 2-bed units.
- A spine road would be constructed off which there would be 5 cul-de-sacs. The proposed dwelling houses would be laid out along the south-western portion of the spine road and the said cul-de-sacs.
- Each dwelling house would be accompanied by two off-street car parking spaces (178 in total) and a further 7 on-street car parking spaces.
- Footpaths would be provided alongside the proposed roadways and, in addition, there would be instances of stand-alone footpaths, including one that would connect the main body of the site along the route of the driveway between the dwelling house that would be demolished and the R639.
- A neighbourhood and 2 local play areas would be provided and the entire eastern boundary and the majority of the northern boundary would be planted as buffer zones to a depth of 25m in the former instance and 50m in the latter instance.

- The existing 38 kV overhead line would be the subject of a minor diversion.

3.0 Planning Authority Decision

3.1. Decision

Following receipt of further information, permission was granted subject to 48 conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Further information was sought on the following subjects:

- Clarification of how the dedicated footpath link would be handled where it would meet the R639.
- Photomontages of the proposal requested from identified viewpoints.
- Clarifying and amending requests with respect to levels, boundary treatments, landscaping, open space, and possible future links to the east and south.
- Absence of documentary evidence with respect to existing childcare facilities to be addressed.
- Clarifications and amendments with respect to public lighting.
- Provision of a pedestrian crossing on the R639.
- Clarify if the right hand turning filter lane at the site entrance would be needed.
- Provision of a footpath on the eastern side of the R639 between the site entrance and dedicated footpath link to the site.
- Provision of on-site traffic calming measures.
- Check on forward visibility at on-site junctions and demonstrate that road network would be accessible to service/emergency vehicles.

- Surface water run-off from roofs and drives to be satisfactorily attenuated.
- Demonstrate adequacy of storm water drainage network to accommodate additional flows.
- Pre-connection enquiry with Irish Water to establish adequacy of public water supply and foul sewerage system.

3.2.2. Other Technical Reports:

- Housing: No objection – 8 units for social housing.
- Public lighting: Following receipt of further information, no objection, subject to conditions.
- IAA: No observations.
- IFI: No objection, provided capacity available in public sewer.
- Environment (waste and water): No objection, subject to conditions.
- Irish Water: Advice obtained under further information.
- Area Engineer: Following receipt of further information, no objection, subject to conditions.
- Estates: Following receipt of further information, no objection, subject to conditions.

4.0 Planning History

Main body of the site:

- Pre-application consultation occurred on 1st & 23rd November 2018.

Route of access road to the main body of the site and adjoining site to the north and east:

- 05/2528: Demolition of buildings and construction of 61 dwelling houses: Refused at appeal PL04.214837 on the grounds of visual obtrusion and inadequate sightlines.
- 06/9750: Demolition of buildings and construction of 61 dwelling houses: Refused on the grounds of visual amenity and road safety.

- 09/4023: Construction of 53 dwellings: Refused at appeal PL04.235904 on the grounds that connectivity with adjoining housing estates would be absent.
- 14/6314: Demolition of farmhouse and outbuildings and construction of 35 dwellings permitted at appeal PL04.244855.
- 17/4560: Change of house types and finished levels with respect to 15 house plots permitted under 14/6314 & PL04.244855.
- 17/5913: Additional 3 dwellings and compensatory open space: Permitted.

5.0 Policy Context

5.1. Development Plan

Under the Cork County Development Plan 2014 – 2020 (CDP), Glanmire is identified as being a Small Metropolitan Town (SMA), wherein 1320 new dwelling units are forecast to be needed between 2011 – 2022.

Under the Cobh Municipal District Local Area Plan 2017 (LAP), the main body of the site is shown as lying within an area that is zoned residential. The remainder of the site, which would be used to provide an access road, lies within an existing built up area. The LAP identifies the site as GM-R-04 and the following Objective is elucidated:

Medium B density residential development, subject to:

- *No development (roads, dwellings or structures) within 50m of the existing northern site boundary;*
- *A natural planted corridor to be provided at 50m from the existing northern site boundary;*
- *A comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries;*
- *Provision of a 25m deep landscaping corridor along the eastern site boundary, and;*
- *Access provided via the adjoining residential development under construction to the north west, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided.*

Policy Objective HOU 4-1 of the CDP addresses housing density on zoned land and it states that Medium “B” sites are to have densities between 12 and 25 dwellings per hectare.

Policy Objective SC 3-1 of the CDP is entitled “childcare facilities” and it states the following:

Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Guidelines on Childcare Facilities and Childcare (Pre-School services) Regulations 2006.

5.2. Natural Heritage Designations

Cork Harbour SPA (site code 004030)

6.0 The Appeal

6.1. Grounds of Appeal

(a) Sabrina O’Donovan of “The Cottage” (+3 other residents of “The Cottage” support this appeal):

- Objection is raised to the proposed conversion of a private driveway into a public footpath between the R639 and the main body of the site. The use of this footpath would adversely impact the amenities of the appellant’s adjoining residential property.
- The entrance to this driveway is shared by two other driveways, one of which serves the appellant’s dwelling house. The appellant has a private right of way over this entrance and she objects to it being overridden by the proposed public right of way.
- Concern is expressed that the confluence of the proposed public footpath and the two private driveways would jeopardise road safety.
- The feasibility of “taking in charge” the public footpath is questioned.

- Instead, any proposed public footpath should be routed around by the vehicular access to the site and the end of the driveway in question should be blocked-up.

(b) Fiona & Dermot Condon of “Fernhill” (+2 other couples who are local residents support this appeal)

- The appellants begin by recapping on the re-zoning of the site from open space to residential (site denoted GM-R-04) under the current LAP. This re-zoning ran contrary to advice set out in the Chief Executive’s report and the rationale of the councillors in going against this advice is critiqued.
- As originally submitted, the site layout plans omitted the appellants’ dwelling house. The proximity of the siting of proposed dwelling house no. 35 and an adjacent hammerhead and unsatisfactory southern and western boundary treatments were raised as issues, along with the explicit intention of the applicant to extend the road network off the said hammerhead in the future.
- Subsequently, under further information, while no. 35 was re-sited further to the north, it would still be overbearing and lead to overshadowing, the majority of landscaping along the aforementioned boundaries would be removed, and the hammerhead was reconfigured as a “T” shaped turning head and the said intention to extend was reiterated.
- The photomontages submitted under further information fall short of being a visual impact assessment of the proposal.
- Draft condition 6 requires the replacement of a proposed fence with a wall along the aforementioned boundaries. While this re-specification would enhance security, it would necessitate the removal of vegetation. The Policy Objective GM-R-04 for the site, which requires “a comprehensive landscaping scheme, including the retention of existing natural growth on the existing site boundaries”, would thereby be contravened.
- In contrast to the northern boundary, no buffer zone along the southern boundary has been specified, to the detriment of the amenities of the appellants’ residential property.

- The subject site is a backland one that would be accessed via an adjoining housing estate, which is under construction. Infill development on such sites is addressed by the Sustainable Residential Development in Urban Area Guidelines, which emphasise the importance of residential amenity and local character. The proposal would have negative impacts on these attributes.
- The proposed access arrangements require careful scrutiny with respect to traffic generation and road safety.
- The relationship that would arise between proposed two-storey dwelling house no. 35 and the appellant's single storey dwelling house would be unsatisfactory in terms of residential amenity.
- Confusion persists with respect to the boundary treatment between the site and the appellants' residential property. In order to protect residential amenity, all existing boundary hedging and trees should be retained.
- Attention is drawn to the requirements of the Planning Authority's 2011 design guidance entitled, "Making Places: A Design Guide for Residential Estate Development", the majority of which the proposal would fail to meet.
- The appellants request that a 3m high boundary wall be erected in a manner consistent with the retention of existing vegetation and that proposed dwelling house no. 35 be either omitted or re-sited 10m further to the north. Likewise, the proposed spine road should terminate away from the southern boundary to reduce the environmental impact of traffic and to ensure that it is not extended in the future.

6.2. Applicant Response

- The proposal would comply with relevant Government Guidelines and the LAP and other Planning Authority documents. The zoning of the site reflects the reality that growth pressures in Glanmire need to be accommodated within the existing town. Policy Objective GM-R-04 refers specifically to the subject site and parallel Policy Objective GM-R-01 was complied with under application 16/5554 and appeal PL04.248234 (a site on the western side of

the valley). The current proposal would likewise comply with Policy Objective GM-R-04.

The proposal would contravene neither the Sustainable Residential Development in Urban Area Guidelines nor the design guide entitled “Making Places: A Design Guide for Residential Estate Development”.

- With respect to residential amenity, attention is drawn to the alignment of proposed dwelling house no. 35 and appellant (b)’s dwelling house. Any overbearing risk would be relieved thereby.

The critique of the submitted photomontages is challenged on the basis that the retention of existing landscaping and the augmentation of the same with proposed landscaping would screen the proposal, which would, in any event, be designed to blend-in with its context.

The submitted plans make clear that existing vegetation would be retained along the site’s boundaries and that a fence along that portion which interfaces with appellants (b)’s residential property would be compatible with such retention.

With respect to appellant (a)’s road safety concerns, attention is drawn to the straight alignment of the proposed public footpath and its corresponding good forward visibility and to the proposed highlighting of the route of this footpath across the common entrance by means of red asphalt.

- With respect to appellant (a)’s legal concerns, documentary evidence is submitted, which illustrates the extent of the site purchased by the applicant from the appellant’s family. This site abuts the R639 and the appellant simply retains the right “to pass and repass over the property”. The route of the proposed public footpath would pass wholly within this site. Its omission would be contrary to planning objectives such as good accessibility and the promotion of sustainable modes of transportation.
- The submitted application was presented to a high standard and concerns over inaccuracies are misplaced.

6.3. **Planning Authority Response**

None

6.4. **Observations**

Cork County Childcare Committee

- An increase in the demand for childcare in the County is anticipated once the Affordable Childcare Scheme is introduced in September 2019. A shortage of spaces County-wide is anticipated.
- The proposal would generate a need for additional childcare provision in the Glanmire area. At present there are 3 full day, 11 sessional pre-school, and 3 school age child care facilities in this area.

6.5. **Further Responses**

Appellant (b) supports the observations of the Cork County Childcare Committee.

The applicant has commented on these observations as follows:

- Attention is drawn to the County-wide nature of the commentary and the absence of any analysis specific to Glanmire. Furthermore, there is no County-wide childcare strategy/assessment of local need, as a national strategy is awaited.
- Attention is drawn to the applicant's own research, which established that, of the 17 child care facilities identified by the Childcare Committee, 13 are within a 10-minute drive time of the site. Sixty-seven childcare places are available within the 13 facilities. As a high proportion of residents' commute to work, it is inferred that places in childcare facilities nearer to workplaces are availed of too.
- The need for a further childcare facility is questioned on the basis that one of the existing childcare facility's is due to expand to provide an additional 88 places and on the basis of the site's peripheral location and challenging topography. Nevertheless, if the Board is minded to seek the provision of a

creche facility on the site, then a new plot is identified on drawing no. 17174/P/1003 revision P3 where a 20-place facility could be located.

7.0 Assessment

7.1. I have reviewed the proposal in the light of national planning guidelines, the CDP and the LAP, relevant planning history, the submissions of the parties, and my own site visit. Accordingly, I consider that the current application/appeal should be assessed under the following headings:

- (i) Land use and density,
- (ii) Development standards,
- (iii) Childcare facilities,
- (iv) Visual and residential amenity,
- (v) Access,
- (vi) Water, and
- (vii) Screening for EIA and AA.

(i) Land use and density

7.2. Under the CDP, Glanmire is identified as a Small Metropolitan Town, which is earmarked for significant population growth over the period 2011 – 2022. Under the LAP, the subject site is shown as being within the settlement boundary and its main body is zoned residential. (The remainder of this site is zoned “existing built up area”). Thus, while appellant (b) critiques the justification given for the said zoning, it is within a LAP that was adopted as recently as 2017. Accordingly, there is no in principle land use objection to the proposed development of the site for residential use.

7.3. Under Objective No. GM-R-04 of the LAP, a series of parameters are cited to guide the development of its main body. These are set out below for ease of reference:

Medium B density residential development, subject to:

- *No development (roads, dwellings or structures) within 50m of the existing northern site boundary;*

- *A natural planted corridor to be provided at 50m from the existing northern site boundary;*
- *A comprehensive landscaping scheme including the retention of existing natural growth on the existing site boundaries;*
- *Provision of a 25m deep landscaping corridor along the eastern site boundary, and;*
- *Access provided via the adjoining residential development under construction to the north west, the access road shall initially follow the lower site contours and shall minimise its encroachment into the 50m buffer to be provided.*

Policy Objective HOU 4-1 of the CDP addresses housing density on zoned land and it states that Medium “B” sites are to have densities between 12 and 25 dwellings per hectare.

- 7.4. The layout and design of the proposal would comply with the aforementioned parameters and its stated net density would be 18.5 dwellings to the hectare.
- 7.5. Glanmire had a population of 8924 in 2011 and so for the purposes of the Sustainable Residential Development in Urban Areas Guidelines it is not a “small town”. The main body of the site is a greenfield one on the outskirts of Glanmire and so Section 5.11 of the aforementioned Guidelines affords relevant advice on the subject of density. Essentially, a general range of 35 – 50 dwellings per hectare is sought. In the light of these Guidelines the proposal would exhibit an inadequate net density.
- 7.6. The proposal is described as “an extension” to the applicant’s “Glashaboy Woods” housing estate, which is currently under construction. This housing estate was permitted under 14/6314 and PL04.244855 on 10th September 2015. It has a net density of c. 14 dwellings per hectare. The reporting inspector acknowledged that this density was “considerably below” that sought by the aforementioned Section 5.11 of the Guidelines. However, he drew attention to site constraints that have a bearing on density, i.e. its elevated position on the valley side in an area characterised by woodland and close to existing housing estates.
- 7.7. More recently, 77 dwelling houses were permitted under PL04.248234 on 9th October 2017 for the site denoted as GM-R-01 in the LAP on the western side of the valley, opposite the current site. This proposal would exhibit a density of 18 dwellings per hectare and so it would also be below that sought by the aforementioned Section

5.11 of the Guidelines. In this respect, the reporting inspector drew attention to the “topographical constraints of the site”.

- 7.8. More recently again, the Board has refused applications for housing estates exhibiting sub-standard densities under the aforementioned Guidelines. An example of such is ABP-300009-17 for 113 dwelling houses on the outskirts of Bearna near to Galway City. The density exhibited by this proposal was 20 dwellings per hectare whereas it should have been 35 – 50 under Section 5.11 of the Guidelines. This decision was made on 1st February 2018. No site constraints with respect to the provision of a higher density were identified.
- 7.9. I note from the planning history that visual amenity concerns have thwarted earlier bids to secure permission for development on the site that is presently under construction to the north west of the main body of the subject site. I note, too, that the parameters of GM-R-04 seek to respond to the hilly position of the subject site by ensuring that landscaped buffer zones are provided along its more exposed northern and eastern boundaries. In these circumstances, I consider that the question of density is linked to an assessment of the visual impact of the current proposal.
- 7.10. I conclude that the proposal would, in principle, be appropriate from a land use perspective. I conclude that the question of density is linked to the question of visual amenity, which I will discuss below. I will therefore return to the question of density in the conclusion to my assessment.

(ii) Development standards

- 7.11. Policy Objective HOU 3-3 of the CDP addresses housing mix and it aims to “Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population...”
- 7.12. The applicant’s submitted cover report includes Table 1, which gives a schedule and breakdown of the proposed house types. Thus 10 house types are envisaged of which
- 6 would be for 4-bed units with floorspaces ranging between 127.6 and 209.4 sqm,
 - 2 would be for 3-bed units with floorspaces ranging between 107 and 116.4 sqm, and

- 1 apiece would be for 2/3-bed units and 2 bed units with floorspaces ranging between 80 and 90 sqm.

- 7.13. The number of 4-bed, 3-bed, and 2-bed units would be 27(30.3%), 56 (62.9%), and 6 (6.8%), respectively.
- 7.14. The above figures indicate that there would be a variety of sizes of dwelling houses provided in the 3-bed and 4-bed categories, but the 2-bed category would be under-provided for and 1-bed category would not feature at all.
- 7.15. The site lies on the northern outskirts of Glanmire. It is thus a suburban location. Public transport links to Cork City are limited, e.g. Bus Eireann's 221 service runs every half hour during the working week. In these circumstances, the proposed housing mix would, arguably, be appropriate.
- 7.16. The internal design and layout of the proposed dwelling houses would generally accord with or exceed the recommended dimensions and areas specified in Table 6.1 of the Quality Housing for Sustainable Communities: Best Practice Guidelines. A welcome feature in 80 of the 89 dwelling houses would be the ready convertibility of the attic space. Internal storage space would be provided in all but the 4 terraced dwelling houses denoted as house types F and G. From the submitted floor plans there would, however, be the opportunity to provide such space under the stairs. The middle 2 terraced dwelling houses would accommodate bins adjacent to their front doors and so they would need to be properly screened. These detailed matters could be conditioned.
- 7.17. Each dwelling house would be accompanied by two car parking spaces to the front or in the case of the 4 house type H's on the opposite side of the cul-de-sac. Gardens would be provided to the rear, which in the majority of cases would be ample in size.
- 7.18. The site would be laid out around a spine road and 5 cul-de-sacs. The topography of the site is such that rows of dwelling houses would be sited at differing levels from one another and, in certain instances, intervening areas of public open space would be utilised to span appreciable differences in levels. Three play areas would be provided across the main body of the site, 1 of which would be a neighbourhood one and 2 of which would be local ones.

- 7.19. Under the Planning Authority's Recreation and Amenity Policy, 12 – 18% of the site should be laid out as usable open space and recreation facilities should be provided on the basis of 1 point per 6 dwelling houses with 30% of points being provided for on the site itself. For lower density housing estates, the lower end of the range 12 – 18% is deemed to be acceptable. In the case of the current proposal, there would be an abundance of open space, but, due to the challenging topography of the site, I estimate that less than 12% would be usable. As 89 dwelling houses would be provided, 15 points would accumulate. The proposed play areas would represent 7 points and so the threshold of 30% would be exceeded.
- 7.20. Under the LAP, lands, totalling 44.1 hectares, to the east and to the south of the main body of the site are zoned for open space/sports. Accompanying Objective No. GM-0-01 states that, as they form a prominent slope that forms part of the setting to Glanmire, there is presumption against their development. I, therefore, consider that their zoning is likely to be maintained and so the prospect exists of their zoning objective being realised in the future. In these circumstances and in the light of the challenging topography of the subject site, I consider that the shortfall in usable open space can be acceded to. In this respect, I note that the turning head at the southern extremity of the spine road shown on drawing no. 17174/P/003A revision P2 shows indicatively a spur to the southern boundary of the site, which could be reconstituted as a pedestrian route to the lands beyond, in the event that they are laid out as open space.
- 7.21. Turning from quantitative standards to qualitative ones, the above cited topography of the site is such that the north facing slopes of the site are exposed to traffic noise from the M8 to the north. The proposed layout of the site would mean that 5 rows of dwelling houses would have front or rear elevations that face north. I consider that the likelihood of significant traffic noise affecting the amenities of these dwelling houses would be greatest over the northern portion of the main body of the site and so north facing elevations in the rows of dwelling houses with plot numbers 75 – 88 and 61 – 74 should have triple glazing fitted to all openings within them. This matter could be conditioned.
- 7.22. I conclude that the proposal would accord with relevant quantitative and qualitative development standards, subject to conditions with respect to specific dwelling

houses wherein internal storage space, screening for bins, and triple glazing would be required to ensure a satisfactory of amenities is afforded to future residents.

(iii) Childcare facilities

- 7.23. Policy Objective SC 3-1 of the CDP undertakes to “Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development...” Under 3.3.1 of the Childcare Facilities Guidelines, in the case of new housing estates, “a standard of one childcare facility providing for a minimum 20 childcare places per c. 75 dwellings may be appropriate.” Appendix 2 to these Guidelines advises that “The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.”
- 7.24. The applicant’s submitted cover report addresses childcare provision. Travel to work data is cited which suggests that 62.3% of those in employment and residing in Glanmire undertake journeys of at least 15 minutes to their workplaces. The assumption is made, based on anecdotal evidence, that significant numbers of these commuters who are parents avail of childcare facilities near their workplaces and so outside of Glanmire.
- 7.25. Under Table 2 of the applicant’s cover report, the existing 13 childcare facilities in Glanmire are listed. These facilities are within a 7-minute or less drive time of the subject site. Of the 13 facilities, 10 provided statistical information to the effect that during 2017/18, they had a total of 299 children registered with them. Six of these facilities were full and of the remaining 4, a spare capacity of 67 places was recorded, with 50 of these places arising in one facility.
- 7.26. Under further information, Table 2 was updated. Thus, in June 2018, there continued to be 299 children registered, but the spare capacity had contracted slightly to 57. In addition, one childcare facility is in the process of increasing their capacity from 20 to 88 places.
- 7.27. At the appeal stage, the Cork County Childcare Committee, as an observer, predicts that, with the introduction of the Affordable Childcare Scheme in September 2019, a shortage of childcare places County-wide is anticipated. It states that the proposal would generate a need for additional childcare provision in the Glanmire area.

- 7.28. The applicant has responded to the Committee's observations by reiterating its findings under Table 2 and, in particular, the significant increase in capacity that is projected. It concludes that an additional facility on the site is not required. Furthermore, the challenging topography would militate against the use of such a facility by those from outside the proposed housing estate. However, if the Board disagrees, then a plot for a 20-place creche is identified adjoining the northern boundary to plot 5.
- 7.29. I note from the case of 16/5554 and PL04.248234 for 77 dwelling houses on the western side of the valley from the subject site that the Board omitted a condition attached by the Planning Authority, which would have required the replacement of a dwelling house with a creche. The availability of childcare places in Glanmire and the challenging topography of the site in question were factors that led to this omission.
- 7.30. I note, too, that similar factors to the aforementioned ones are at play on the subject site. That said, this previous decision was made on 9th October 2017 and so prior to the enactment of the Childcare Support Act 2018, under which the affordable childcare scheme operates. The predictions of the Cork County Childcare Committee are prompted by the impact of this scheme.
- 7.31. The plot identified by the applicant's would be located towards the "entry point" from the north west to the main body of the site. It would thus be prominent. It is shown on drawing no. 17174/P/1003 revision P3, an extract from a site plan that does not show the altered line of the ESB's 34 kV overhead line. A comparison of this plan with one which does show this line (cf. drawing no. SAL-LD-P02 revision A, which shows a 10m offset buffer on either side of the existing/altered line) indicates that there would be a conflict between the two. I am, therefore, unable to conclude that this plot would be an acceptable one for a creche.
- 7.32. I have reviewed the proposal in a bid to identify an alternative plot for a creche. However, given the challenging topography of the site, which means that, in practise, many house plots would have sloping rear gardens and access arrangements to the site as a whole are subject to significant gradients, I have been unable to identify a self-evidently suitable alternative plot.
- 7.33. I acknowledge that the need for childcare places would increase under the proposal. I acknowledge, too, that the applicant has identified spare capacity in existing

childcare facilities in Glanmire and that a proposal for a significant increase in the capacity of one of these facilities exists. In these circumstances, I consider that the requirement for a new childcare facility on the subject site can be reasonably waved.

7.34. I conclude that the proposal would not lend itself to the insertion of a childcare facility within the site and that, in the light of existing spare capacity and proposed increased capacity at existing childcare facilities in Glanmire, the additional need for childcare, which would be generated by the proposal, would be capable of being met.

(iv) Visual and residential amenity

7.35. The main body of the site occupies an elevated hilly position on the eastern upper slopes of the valley to the Glashaboy River. The lower slopes are planted out as a mature deciduous woodland. To the north of the site lies, at an appreciably lower level, the Elmgrove housing estate, beyond which the M8 weaves a course to the east of Glanmire. To the east and to the south, the site adjoins fields that lead on towards the M8 and existing housing estates, respectively.

7.36. The applicant has submitted three photomontages, which depict the proposal within views available to the west from the L-9454 and to the north from the adjacent Barrymore housing estate and the M8.

- Under the first of these views, the proposal would be visible insofar as it would (a) replace an existing dwelling house on the eastern valley side, and (b) occupy more elevated land thereby breaching the skyline albeit to a lesser extent than the adjacent woodland.
- Under the second of these views, the proposal would replace a stretch of skyline formed by the upper reaches of the site and a mature hedge line with that of a row of dwelling houses. Proposed landscaping forward of these dwelling houses is shown as screening the majority of the elevations of these dwelling houses leaving the roofscape visible.
- Under the third of these views, the proposal would be inserted above the roadside treeline but largely within the sweep of the skyline. Dwelling houses in the southern portion of the site on the most elevated land comprised within the same are shown as breaching this skyline.

- 7.37. When the site was zoned for residential development under the LAP there was clearly a recognition that such development would be prominent within the local townscape/landscape. Thus, Objective No. GM-R-04, cited under the first heading of my assessment, sets out a series of parameters, which seek to ensure that existing and proposed landscaping contributes to the softening/screening of the proposal. Foremost amongst these are the requirements to provide a 50m wide landscaped buffer zone along the northern boundary, where it interfaces with the Elmgrove housing estate, and a 25m landscaped buffer zone along the eastern boundary. These measures would, in time, soften/screen the presence of the proposal from surrounding vantage points.
- 7.38. Appellant (b) expresses concern that the southern boundary would not be the subject of landscaping measures similar to those proposed for the northern and eastern boundaries. They express particular concern over the relationship that would emerge from the siting of both the dwelling house on plot 35 and the turning head to the spine road adjacent to their existing bungalow known as “Fernhill”.
- 7.39. The applicant has responded to the aforementioned concerns by stating that existing vegetation along the southern boundary would be retained and the siting of the said dwelling house would align with that of the bungalow, thereby easing the relationship that would emerge between the two.
- 7.40. During my site visit, I observed that a fallen tree in the south western corner of the site has caused the presence of the bungalow beyond to become more apparent. I also observed that there are a number of trees along the southern boundary which do not appear to be depicted in the submitted landscape masterplan. In my view, a detailed baseline study of the vegetation along this boundary needs to be undertaken. The retention of such vegetation should take place in conjunction with appropriate new planting to strengthen the existing softening/screening qualities that would be available, including in the south western corner.
- 7.41. The applicant has submitted long/cross-sections that elucidate the reworking of levels that would occur across the site. Long-section XS08 on drawing no. SAL-XS-P08 revision 03 depicts the dwelling house on plot 35 and the dwelling houses on plots 36 – 42 to the east. (Cross-section F-F on drawing no. 17174/P/007 revision P2 depicts the relationship that would emerge between the dwelling house on plot 35

and appellant (b)'s bungalow). This section illustrates how the rear garden to the dwelling house would be on raised ground, while the dwelling houses on the majority of the other plots cited would be sited on plots that would be on lowered ground, increasingly towards the south eastern corner of the site. The former attribute would create a potential issue whereby use of the rear garden would lead to overlooking of appellant (b)'s rear garden, while the latter attributes would serve to ease the presence of the dwelling houses within the surrounding landscape. With respect to the said issue, I consider that a combination of the grading of the rear garden and its hard and soft landscaping with a view to nullifying any scope for overlooking should be undertaken. More widely, appellant (b) has questioned whether the enclosure of the southern boundary by hard and soft landscaping measures has been properly reconciled. Here again I consider that the routes of fences/walls that may be needed should be worked out in relation to existing and proposed planting and depicted in detailed plans.

- 7.42. Beyond the aforementioned points, I concur with the applicant's observation concerning the alignment of the dwelling house with appellant (b)'s bungalow and I note that a separation distance of c. 7.5m between corresponding side elevations would be achieved. I note, too, the turning head in question, but consider that its presence would be capable of being mitigated by means of the aforementioned boundary treatments.
- 7.43. Elsewhere, in the north western portion of the site, appellant (a) expresses concern that the proposed use of an existing driveway as a pedestrian link between the R639 and the main body of the site would adversely affect the amenities of the residential properties on either side.
- 7.44. During my site visit, I observed that the said driveway is accompanied by existing walls/hedgerows/tree lines, which are either within the subject site or within the curtilages of the said residential properties. Where the applicant is in a position to do so, these features would be retained and augmented, as appropriate, by a 1.8m high rendered and capped block work wall, on the north western side, and a 1.8m high weld mesh fence, on the south eastern side (cf. Section E-E on drawing no. 18203-2-102 dated June 2018). Additionally, the proposed pedestrian link would be illuminated (cf. drawing no. SAL-LD-P02 revision A). I consider that these existing and proposed means of enclosure and the proposed illumination would satisfactorily

mitigate any impacts upon residential amenity that may arise from the public use of the proposed pedestrian link.

- 7.45. I conclude that, subject to the strengthening of landscaping proposals for the southern boundary and the detailed design of the rear garden to the dwelling house proposed for plot 35, the proposal would be compatible with the visual and residential amenities of the area.

(v) Access

- 7.46. The applicant has submitted a Traffic and Transport Assessment (TTA), which explores the impact that traffic generated by the existing development at “Glashaboy Woods”, which is presently under construction, and the currently proposed development would have upon the existing junction between the R639 and the combined site access point. This Assessment concludes that for the opening year of 2021 + 15 years = 2036 this junction would operate well within capacity, i.e. RFC of 0.2, during the busiest period, i.e. the am peak between 08.00 and 09.00 hours. Accordingly, no adjustments to it are recommended.
- 7.47. The aforementioned junction was constructed in conjunction with the existing development at “Glashaboy Woods”. This junction lies within a 50 kmph speed zone and it is accompanied by the requisite sightlines ($x = 3m$ and $y = 70m$).
- 7.48. Under further information, the applicant submitted plans which illustrate that the on-site road network would be accessible to fire tenders and refuse vehicles. It also submitted plans that demonstrate the availability of forward visibility at junctions and the introduction of raised junction tables as a traffic calming measure. DMURS standards would be complied with in these respects.
- 7.49. Also, under further information, pedestrian access arrangements were addressed. Thus, a public footpath would be provided between the combined site entrance and the entrance to the Barrymore housing estate to the north and between the combined site entrance and the proposed pedestrian link to the south. Additionally, a zebra crossing of the R639 would be sited just to the south of the combined site entrance, along with accompanying signage on the approach to it along the regional road (cf. drawing no. SAL-FP-P01 dated June 2018).
- 7.50. Appellant (a) critiques the pedestrian link on the grounds of public safety and on the grounds that the access point to this link is across a shared entrance and so subject

to private rights of way. The feasibility of the pedestrian link being “taken in charge” is thus questioned.

- 7.51. The applicant has responded to this critique by drawing attention to the straight alignment of the proposed pedestrian link, which would afford good visibility to those using the same with respect to the said shared entrance. It also draws attention to the proposal to highlight the route of the pedestrian link across the shared entrance by means of a contrasting colour of surfacing material. The view is expressed that the omission of this link would be a retrograde step, in terms of accessibility and permeability, and confidence is expressed that the applicant owns the land needed to cross the shared entrance.
- 7.52. I concur with the applicant that in principle the proposed pedestrian link is a desirable feature of the proposal. That said, during my site visit I observed its steepness and the consequent risk that could arise to, particularly, descending users. I, therefore, consider that safety measures need to be incorporated within it, e.g. handrails, barriers to intercept “runaway” users, and high grip surfacing material. This matter could be conditioned.
- 7.53. I conclude that the traffic generated by the proposal would be capable of being accommodated satisfactorily at the existing junction between R639 and the site access road. The proposed on-site road layout would, likewise, be satisfactory. The proposed additional pedestrian arrangements would be appropriate, subject to the proposed pedestrian link incorporating certain safety measures.

(vi) Water

- 7.54. The proposal would be capable of being served by the public water mains in the R639. At the further information stage, Irish Water confirmed that there is currently sufficient capacity in this mains to supply the projected needs of the proposal.
- 7.55. The proposal would be capable of being served by the public foul water sewer, which passes through the north western portion of the site. At the further information stage, Irish Water confirmed that there is currently sufficient capacity in this sewer to meet the projected needs of the proposal.
- 7.56. The applicant has designed a storm water drainage system for the main body of the site, which would be capable of handling 1 in 30-year flood events and which would reproduce the greenfield site run-off rate of 5 litres per second. SuDS methodologies

would be incorporated within the design of this system. Thus, impervious surfaces would drain via attenuation tanks, flow control manholes, and hydrocarbon Class 1 bypass interceptors into the existing storm water sewer, which runs through the north western portion of the site and discharges into the River Glashaboy. At the further information stage, the applicant confirmed that there is capacity in this sewer to take storm water from the main body of the site. Rooftops and private driveways would drain to soakaways in rear gardens. Trial pit and soakaway tests have been undertaken to establish that ground conditions would be suitable in this respect.

7.57. The OPW's flooding information website indicates that the site is not the subject of any identified flood risk. The River Glashaboy flows along the valley floor and there are attendant flood risks associated with it, including one report of a past flood event. However, the areas thus affected lie to the west of the site and at lower levels than either the site or its access point from the R639.

7.58. I conclude that the proposal would be capable, in principle, of being satisfactorily supplied with water and serviced with respect to foul and storm water drainage arrangements. No identified flood risks pertain to the site.

(vii) Screening for EIA and AA

7.59. The proposal is for 89 dwelling houses. Under Items 10(b)(i) and (iv) of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001 – 2018, this proposal would be of a type that could potentially be the subject of a sub-threshold EIA. Accordingly, I have undertaken a preliminary examination of it and I have concluded that there is no real likelihood of significant effects on the environment and so EIA is not necessary.

7.60. The site is neither in nor near to a Natura 2000 site. The nearest such sites are the Great Island Channel SAC (site code 001058) and Cork Harbour SPA (site code 004030). Storm water from the site would discharge to the River Glashaboy, which flows into Cork Harbour, as does the Great Island Channel. Accordingly, there is a source/pathway/receptor route between the site and these Natura 2000 sites.

7.61. During the construction phase, standard construction methods would be used to address the possibility of contaminated surface water run-off from the site. During the operational phase, the proposed storm water drainage system would be fitted with attenuation tanks, flow control manholes, and hydrocarbon Class 1 bypass

interceptors, all of which would be standard construction methods integral to the design of the project. Accordingly, the rate of flow would be controlled and pollutants would be intercepted. Thus, the amount and quality of water in the River Glashaboy would be safeguarded.

- 7.62. The seabirds which are identified as the qualifying interests for the aforementioned SPA are unlikely to use the site for roosting and foraging, due to its distance from Cork Harbour, its position on the far side of Glanmire from the sea, and its hilly terrain. Thus, the loss of agricultural land entailed in the proposal would not have a significant effect on these interests.
- 7.63. It is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on European Sites Nos. 001058 and 004030, or any other European site, in view of the sites' Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

8.0 Conclusion

- 8.1. As intimated under the first heading of my assessment, a conclusion on my discussion of density was deferred until I considered visual amenity. I will now return to this subject.
- 8.2. My discussion of visual amenity acknowledged that with the zoning of the elevated and exposed site there would be a visual impact that would be required to be mitigated primarily by landscaped buffers along the northern and eastern boundaries. I consider that such mitigation would, in time, be available for the two storey dwelling houses proposed. Typically, densification would entail the specification of three storey townhouses. However, the resulting increase in height would undermine the need to soften/screen the development. Furthermore, the challenging topography of the site would militate against the successful terracing of two storey dwelling houses, as distinct from the predominant pattern of semi-detached and detached dwelling houses that is proposed. Accordingly, I conclude that, in the light of these specific circumstances pertaining to this site, the density exhibited by the proposal should be acceded to in this case.

9.0 Recommendation

- 9.1. That permission be granted.

10.0 Reasons and Considerations

Having regard to the Cork County Development Plan 2014 – 2020 and the Cobh Municipal District Local Area Plan 2017, it is considered that, subject to conditions, the proposal would accord with the residential zoning of the site and relevant development standards. Existing and proposed childcare provision within Glanmire would be likely to be adequate to meet the needs of future households on the site. Landscaping proposals would ensure that this proposal would be compatible with the visual and residential amenities of the area. The challenging topography of the site and the need to ensure that an increase in visual impact is avoided militate against any densification of the proposal and so the density that is proposed would be appropriate. Traffic generated by the proposal would be capable of being satisfactorily accommodated at the existing access to the site from the R639 and a pedestrian link to the site would contribute to its permeability. Water supply and drainage arrangements would be satisfactory. No EIA or AA issues would arise. The proposal would thus accord 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 14th day of June 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) Internal storage space shall be provided in the dwelling houses proposed for plots 61 – 64 (inclusive) and screening for bin storage shall be

provided for the dwelling houses proposed for plots 62 and 63.

(b) All north facing openings in the dwelling houses proposed for plots 75 – 88 (inclusive) and 61 – 74 (inclusive) shall be fitted with triple glazing.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to afford future residents with an acceptable standard of amenity.

3. The proposed development shall be amended as follows:

(a) A detailed survey of existing vegetation along the southern boundary of the site shall be prepared.

(b) Proposals to augment the screening properties of this vegetation by means of further planting shall be prepared.

(c) Proposals for all means of enclosure to gardens and open space abutting the southern boundary shall be prepared and fully reconciled with the retention of existing vegetation and its augmentation.

(d) Proposals for the grading of the rear and side gardens to the dwelling house on plot 35 along with the introduction of permanent privacy screens, as appropriate, shall be prepared.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

4. The proposed development shall be amended as follows:

(a) Details of the finishing surfaces to be laid in the play areas and the equipment to be installed in these areas.

(b) Details of safety features for the proposed pedestrian link from the R639 to the turning head adjacent to plots 1 – 4 (inclusive). Such features shall include high grip surfacing material, handrails, and footpath/cycle barriers.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public safety and in order to promote the use of the play areas in the interest of public health and well being.

5. The landscaping scheme shown on drg no. 18203-2-101, as submitted to the planning authority on the 14th day of June, 2018 shall be carried out within the first planting season following substantial completion of external construction works.

In addition to the proposals in the submitted scheme, the following shall be carried out: The retention of existing vegetation and the augmentation of this vegetation along the southern boundary of the site as required by condition 3(a) and (b) attached to this order.

All planting shall be adequately protected from damage until established.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

6. (a) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of two metres from the trunk of the tree or the centre of the shrub, and to a distance of two metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.

(b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work is shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: To protect trees and planting during the construction period in the interest of visual amenity.

7. No development shall take place until details of earthworks have been submitted to, and agreed in writing with, the planning authority. These details shall include the following:

(a) Soil and subsoil cross-sections.

(b) Plans and sections showing the proposed grading and mounding of land areas, including the levels and contours to be formed.

(c) The relationship of the proposed mounding to the existing vegetation

and adjacent dwelling houses on the lands to the north of the site and the dwelling house adjacent to the south west corner of the site.

Development, including landscaping required by condition number 5 of this order, shall be carried out in accordance with the approved earthworks plan.

Reason: In the interest of residential and visual amenity.

8. The areas of public open space shown on the lodged plans shall be reserved for such use and shall be soiled, seeded, and landscaped in accordance with the detailed requirements of the planning authority. This work shall be completed before any of the dwellings are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

9. 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:
 - (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
 - (b) Location of areas for construction site offices and staff facilities;
 - (c) Details of site security fencing and hoardings;
 - (d) Details of on-site car parking facilities for site workers during the course of construction;
 - (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;
 - (f) Measures to obviate queuing of construction traffic on the adjoining road network;
 - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
 - (h) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
 - (i) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such

bunds shall be roofed to exclude rainwater;

(j) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;

(k) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.

A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety.

10. 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.

11. 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.

12. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall comply with the detailed standards of the planning authority for such road works.

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

13. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

14. The development shall be carried out on a phased basis, in accordance with a phasing scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.

Reason: To ensure the timely provision of services, for the benefit of the occupants of the proposed dwellings.

15. 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 place names for new residential areas.

16. The development hereby permitted shall be carried out and completed at least to the construction standards set out in the "Recommendations for Site Development Works for Housing Areas" issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

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

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

18. 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.

19. Prior to the commencement of development, a scheme shall be submitted to and agreed in writing with the Planning Authority. This scheme shall provide construction details of the following:

(a) The proposed public footpath to be provided along the eastern side of the R639 as shown on submitted drawing no. SAL-FP-P01 dated June 2018.

(b) The proposed controlled Zebra pedestrian crossing of the R639 as shown on submitted drawing no. SAL-FP-P02 dated June 2018.

(c) The proposed pedestrian link between the R639 and the site as shown on submitted drawing no. SAL-FP-P02 dated June 2018. The requirements of condition 4(b) of this order shall be incorporated in these details.

The scheme shall also include a timetable for the works specified.

Reason: In the interests of road safety and in order to achieve a satisfactory level of pedestrian access to the site.

20. 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.

21. The developer shall pay to the planning authority a financial contribution of €194,482 (one hundred and ninety-four thousand, four hundred and eighty-two euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition 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.

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.

Hugh D. Morrison
Planning Inspector

30th November 2018