



An
Bord
Pleanála

Inspector's Report 305464-19

Development	Alterations, repair and change of use of four-storey over basement terraced house from 1 no. dwelling to 5 no. apartments
Location	16 Mountjoy Square, Dublin 1
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	2878/19
Applicant(s)	Yan Chen & Guo Wang Zou
Type of Application	Permission
Planning Authority Decision	Grant permission subject to conditions
Type of Appeal	Third Party v. Decision
Appellant(s)	Mountjoy Square Society
Observer(s)	None
Date of Site Inspection	6 th November 2019
Inspector	Louise Treacy

1.0 Site Location and Description

- 1.1. No. 16 Mountjoy Square is a four-storey over basement, mid-terrace Protected Structure (RPS Ref. 5427) which is located on the northern side of the Georgian square. The building is currently vacant and in a poor state of repair, both internally and externally.
- 1.2. The rear garden is irregularly shaped and is delineated by temporary wooden partitions along its eastern boundary and a blockwork wall along the western boundary. Part of the garden has been given over for use as a children's play area by a charity organisation located on Belvedere Place to the east of the application site. Independent rear access to the garden is available at Heron Court via an archway located adjacent to No. 43 Belvedere Place.

2.0 Proposed Development

- 2.1. The proposed development comprises the alteration, repair and change of use of the existing four-storey over basement terraced house from a single dwelling to 5 no. apartment units (2 no. 1-bedroom duplex unit and 3 no. 2-bedroom units); removal of existing and insertion of new stairs from basement to ground level and from second to third floor and replacement of roof over; new access point through the railings and steps to the front basement area; new external steps and revised area at basement level to rear; new access steps to the common rear garden; bike shed/bin store; and, revised layout of existing pedestrian gates to the rear laneway.
- 2.2. Further information was requested on 24th June 2019 in relation to 6 no. items including: landscaping plans; details of new access point through original railings and steps to the front basement area; details of external steps at rear basement area; details of bike shed/bin store; and, details of existing and proposed boundary treatments.
- 2.3. A further information response was submitted on 26th July 2019. No new issues were raised.

3.0 **Planning Authority Decision**

3.1. **Decision**

3.2. Dublin City Council issued Notification of the Decision to Grant Permission subject to 8 no. conditions on 22nd August 2019.

3.3. Condition No. 2(vi) requires the following:

The proposed staggered fence between 16 Mountjoy Square and the garden of the Montessori at Belvedere Place shall be revised to provide better usable amenity and garden space for both properties that has respect for the historic urban grain of the site. The applicant shall reconsider the proposed boundary treatment between these properties in a manner that would respect the historic architectural character of the Protected Structures.

3.4. All other conditions are generally standard in nature.

3.5. **Planning Authority Reports**

3.5.1. **Planning Reports** (24th June 2019 and 22nd August 2019)

3.5.2. Basis for Planning Authority's decision.

3.6. **Other Technical Reports**

3.6.1. **Waste Management Division** (4th June 2019)

3.6.2. No objection subject to conditions.

3.6.3. **Engineering Department Drainage Division** (22nd May 2019)

3.6.4. No objection subject to conditions.

3.6.5. **Conservation Department** (19th June 2019 and 22nd August 2019)

3.6.6. The Conservation Department noted a preference for the property to be returned to single-family use. However, it was acknowledged that this is not always practical or possible in the current economic climate. It was also acknowledged that the building should be brought back to long-term residential use to halt its further deterioration. On balance, it was considered that a sympathetic approach had been demonstrated to the architectural character of the building.

3.6.7. Following receipt of further information in relation to the steps, railings and landscaping details, no objections arose in relation to the proposed development subject to conditions.

3.7. **Prescribed Bodies**

3.7.1. **An Chomhairle Ealaíon:** None received.

3.7.2. **National Transport Authority:** None received.

3.7.3. **Irish Rail:** None received.

3.7.4. **Fáilte Ireland:** None received.

3.7.5. **Transport Infrastructure Ireland:** Recommends a S. 49 Contribution Scheme Levy be attached (if applicable).

3.7.6. **An Taisce:** None received.

3.7.7. **Heritage Council:** None received.

3.7.8. **Dept. of Culture, Heritage and the Gaeltacht:** None received.

3.8. **Third Party Observations**

3.8.1. One observation was made on this application by the Mountjoy Square Society (the appellant). The issues contained therein generally reflect those of the appeal submission (see Section 6.0 of this Report).

4.0 **Planning History**

4.1. **PA Reg Ref. 3203/09; ABP Ref. PL 29N.236165:** Planning permission granted for 1 no. self-contained 1-bedroom residential unit at basement level, with a 5-bedroom residence on the upper floors and other internal and external alterations. First Party appeal v. S. 48 and S. 49 Contribution Conditions.

4.2. **PA Reg Ref. 3203/09/x1:** Extension of duration of the above planning permission granted to 16th January 2019.

5.0 Policy and Context

5.1. Development Plan: Dublin City Development Plan 2016-2022

5.2. Zoning

- 5.2.1. The site is subject to land use zoning 'Z8' (Georgian Conservation Areas) which has the objective "*to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective*".

Residential uses are permissible on Z8 zoned lands.

5.3. Conservation Designations

- 5.3.1. The site is located within a Conservation Area, the Mountjoy Square Architectural Conservation Area and a Zone of Archaeological Interest.

5.3.2. Protected Structures – Policy Application

- 5.3.3. Interventions to Protected Structures should be to the minimum necessary and all new works will be expected to relate sensitively to the architectural detail, scale, proportions and design of the original structure.

- 5.3.4. Where possible, existing detailing, fabric and features of the structure should be preserved, repaired or, if missing or obscured, should be reinstated or revealed. In almost all cases, the materials used for alterations, extensions or repairs should match the original and the use of non-traditional materials will not normally be acceptable. Original and historic fabric should be retained and protected, wherever possible.

- 5.3.5. Any development which affects the interior of a protected structure must be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures, fittings and materials. The original plan form of Protected Structures should be protected or reinstated and not compromised by unsympathetic alteration or extension.

- 5.3.6. The historic use of the structure is part of its special interest and in general the best use for a building will be that for which it was built. Where a change of use is proposed, the building should be capable of being converted into the new use without harmful extensions or modifications, especially if the change of use would require new openings, staircases and substantial subdivisions to the historic floor

plan or loss of historic fabric. In finding the optimum viable use for Protected Structures, other land-use policies and site development standards may need to be relaxed to achieve long-term conservation.

5.3.7. **Policy CHC1:** To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.

5.3.8. **Policy CH2:** To ensure that the special interest of Protected Structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will: (a) protect or, where appropriate, restore form, features and fabric which contribute to the special interest; (b) incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances; (c) be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials; (d) not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the Protected Structure; (e) protect architectural items of interest from damage or theft while buildings are empty or during course of works; (f) have regard to ecological considerations, for example, protection of species such as bats. Change of use of Protected Structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted.

5.3.9. **Policy CH4:** To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.

5.4. Residential Development

5.4.1. **Policy QH7:** To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.

- 5.4.2. **Policy QH18:** To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation.
- 5.4.3. **Policy QH19:** To promote the optimum quality and supply of apartments for a range of needs and aspirations, including households with children, in attractive, sustainable, mixed-income, mixed-use neighbourhoods, supported by appropriate social and other infrastructure.

Residential Quality Standards – Apartments

- 5.4.4. The standards for apartment developments are set out in the *Design Standards for New Apartments – Guidelines for Planning Authorities* (March 2018). The key standards in relation to this application are identified below.
- 5.4.5. **Unit Mix:** For all building refurbishment schemes on sites of any size, where up to 9 units are proposed, there shall be no restriction on dwelling mix, provided no more than 50% of the development comprises studio-type units.
- 5.4.6. **Dual aspect ratios:** For building refurbishment schemes on sites of any size, planning authorities may exercise discretion to consider dual aspect provision at a level lower than the 33% minimum on a case-by-case basis, subject to the achievement of overall high design quality in other aspects.
- 5.4.7. Minimum overall apartment **floor area:** 1-bedroom (45 m²); 2-bedroom/3-person (63 m²);
- 5.4.8. Minimum **storage space:** 1-bedroom (3 m²); 2-bedroom/3-person (5 m²);
- 5.4.9. Minimum **private amenity space:** 1-bedroom (5 m²); 2-bedroom/3-person (6 m²);
- 5.4.10. Minimum **communal amenity space** 1-bedroom (5 m²); 2-bedroom/3-person (6 m²);
- 5.4.11. For building refurbishment schemes on sites of any size, the minimum requirement for storage space, private amenity space and communal amenity space may be relaxed on a case-by-case basis.

5.4.12. **Car parking:** In central and/or accessible urban locations, the default policy is for car parking to be minimised, substantially reduced or wholly eliminated in certain circumstances.

5.4.13. **Cycle parking:** Minimum standard of 1 no. cycle storage space per bedroom, with visitor parking required at a rate of 1 space per 2 residential units.

5.5. Natural Heritage Designations

5.5.1. None.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. 1 no. third party appeal has been received from the Mountjoy Square Society, the grounds of which can be summarised as follows:

- The proposal includes the radical alteration of the special character of the Protected Structure which is highly invasive and destructive of original fabric and sets a disturbing precedent for the future of built heritage protection and conservation management in Dublin;
- The special interest of the property includes its distinctive plan form, its architectural staircase, its interior volumes, relative state of intactness and original decorative fabric. The proposed works will fundamentally work against this special character and dilute its significance and originality;
- The Planning Authority's decision to grant permission does not reflect Development Plan policy and other recent decisions relating to works to other properties on Mountjoy Square, where strict conditions have been used to control less invasive works;
- The inclusion of 5 no. residential units within the building will create demand for water, waste and electrical/data services on either side of the staircase which cannot be accommodated in an unobtrusive manner;
- Limited open space is proposed to serve future residents; and,

- The building would be more appropriately suited to single-family occupancy, a co-living/house share arrangement, office or other use, and planning permission should be refused for the development as proposed.

6.2. Applicant Response

- 6.2.1. An appeal response was received from Fine Balance Architecture on behalf of the applicant on 9th October 2019. It is submitted that the proposal is largely reversible, with minimal significant interventions to the building and much repair. The proposal has been informed by the guidance of Dublin City Council and planning permission should be granted in this instance.

6.3. Planning Authority Response

- 6.3.1. None received.

6.4. Observations

- 6.4.1. None received.

6.5. Further Responses

- 6.5.1. None received.

7.0 Assessment

- 7.1. I have reviewed the contents of the appeal submission and consider that the main issues in this case include:

- Impact on the character of the Protected Structure/Compliance with development plan policy;
- Appropriateness of proposed use;
- Open space provision;
- Appropriate Assessment.

- 7.2. Each of these issues is addressed in turn below.

7.3. Impact on the character of the Protected Structure / Compliance with development plan policy

- 7.3.1. The proposed development comprises a range of internal and external alterations to facilitate the provision of 2 no. 1-bedroom (double) duplex units at the basement and ground floor levels and 1 no. 2-bedroom (3-person) apartment unit on each of the first, second and third floors (5 no. apartments in total). New partitions will be inserted into existing rooms to facilitate new bedroom and bathroom layouts, primarily in the rooms to the rear of the property.
- 7.3.2. New stairwells will be inserted between the basement and ground floor levels of the proposed duplex units, with independent external access facilitated via new stairs at the front and rear basement levels. The existing original main stairs from ground level to second floor level will be repaired, with a replacement stair providing access to the third-floor level. A new rooflight is proposed over the landing at roof level.
- 7.3.3. New internal partitions are proposed on the stairway landings at first and second floor levels to connect the apartment units from the front to the rear of the property, thus eliminating the requirement to pass through the main stairwell. These works will require the repositioning of the existing doors and doorcases on the relevant landings.
- 7.3.4. The proposed development also includes the repair, upgrading and reinstatement, insofar as possible, of the existing windows and doors, window shutter cases, door architraves and joinery, plaster cornices and ceiling roses and decorative railings and wrought iron work at balconies.
- 7.3.5. The rear garden will be upgraded to a hard-landscaped space with large planting troughs, and new bicycle and bin stores. The existing blockwork wall along the western boundary will be repaired and extended. A mix of timber sheeting and precast concrete fencing is proposed along the garden's eastern boundary to the adjoining play area, with a new galvanised mild steel gate to the rear boundary leading onto Heron Court.
- 7.3.6. The applicant's historic building report and impact assessment states that, insofar as possible, alteration works will be carried out to reflect the key principles of: (i) repair rather than replace, (ii) minimum intervention and (iii) retention of existing fabric. Where possible, interventions will be reversible and new works will be readily

identifiable in terms of design and materials in accordance with best conservation practice.

- 7.3.7. This assessment confirms that the building structure has been poorly maintained in recent times and is in danger of moving into serious decay. In considering the overall impact of the internal works, the assessment notes that the proposed conversion of the house into apartments is a pragmatic solution to recuperating the significant cost of undertaking the necessary repairs. It is considered that the intrusions required to meet current regulations and apartment areas are mitigated insofar as possible, without diminishing the grandeur of the house structure and location.
- 7.3.8. In conclusion, the assessment notes that the precise nature of the internal interventions, which are mainly reversible, will be beneficial in allowing the repair and reinstatement of many original features with relatively minor loss. The overall impacts of the internal works are categorised as “slight”, “moderate” and “long-term”.
- 7.3.9. In considering the external works, the assessment notes that these will not significantly alter the property other than to allow its repair and reinstatement as a revitalised part of the north side of Mountjoy Square. The overall impacts of the external works are categorised as “slight”, “moderate” and “long-term”.
- 7.3.10. In considering the impact of the proposed works on the character of the Protected Structure, I note that Dublin City Council’s Conservation Officer had no objection to the proposed development subject to conditions. The proposed conversion of the building to 5 no. apartment units was considered acceptable in returning the property to long-term residential use. The Conservation Officer also considered that a sympathetic approach had been demonstrated to the architectural character of the building.
- 7.3.11. In considering development plan policy regarding works to Protected Structures, I note that such policy generally seeks to ensure that the works relate sensitively to the architectural detail, scale, proportions and design of the original structure, with the original and historic fabric to be retained and protected where possible. In considering the foregoing, I note that the applicant’s conservation impact assessment has categorised both the overall internal and external works to the Protected Structure as slight, moderate and long-term, while Dublin City Council’s Conservation Officer considered the development to be acceptable in principle.

7.3.12. In my opinion, the proposed development would have no significant negative impact on the character of the Protected Structure and would serve to bring this important building back into active use from its long-term vacant status and current state of significant disrepair. I note that Condition No. 2 of the Notification of the Decision to Grant Planning Permission requires certain matters to be agreed with the Conservation Officer by way of compliance submissions, including: (i) the partitions and repositioned doors on the stairway landings, (ii) the new stairs between the duplex units, (iii) the materials of the bin and bicycle stores, (iii) details relating to new stone work, (iv) the enclosure around the steps from the rear return to the rear basement unit and, (v) the new gate to the rear property boundary. I consider that these requirements are generally reasonable given the protected status of the building and can be addressed by way of condition. The requirements of Condition No. 2(vi) concerning the revisions required to the layout of the rear amenity space are discussed further in Section 7.5 of this Report below.

7.4. Appropriateness of proposed use

- 7.4.1. The applicant has confirmed that No. 16 Mountjoy Square has been vacant for a period of at least 12 years. During my site inspection I noted that the building and rear garden area are in a significant state of disrepair, with no electricity or water services within the building. The applicant submits that the building is too large to provide a viable renting proposition for a single-family dwelling house in this location, which has informed the decision to subdivide the property into 5 no. apartment units.
- 7.4.2. Dublin City Council's Conservation Officer noted a preference for the building to be returned to single-family use in order to avoid the introduction of subdivisions and additional services within the historic structure. However, in noting that the building has been derelict for many years, the Conservation Officer further acknowledged that the building should be brought back to long-term residential use in order to halt its further deterioration. On that basis, the proposed development was considered acceptable in principle.
- 7.4.3. While the use of the building as a single-family dwelling may be preferable from a conservation perspective as identified by both the appellant and Dublin City Council's Conservation Officer, planning permission has not been sought to return the dwelling to its original use since it became vacant. I further note that a previous

permission for 1 no. 1-bedroom apartment at the basement level and a 5-bedroom dwelling on the upper floors of the building has not been implemented (PA Reg. Ref. 3202/09; ABP Ref. PL 29N.236165 as extended by PA Reg. Ref. 3202/09/x).

- 7.4.4. In my opinion, the appropriateness of the proposed development needs to be considered in the context of the long-term vacant status of the property and the significant benefits which will arise on foot of the proposed development in bringing the building back into active use. The applicant's conservation assessment notes that the internal alterations are mainly reversible and will be beneficial in allowing the repair and reinstatement of many original features, with relatively minor loss. The external works will not significantly alter the property other than to allow its repair and reinstatement. Dublin City Council's Conservation Officer also considered the proposed development to be acceptable. Having regard to the foregoing, I consider that the conversion of the building to 5 no. apartment units would be appropriate in this instance and would have no significant negative impact on the character of the Protected Structure.

7.5. Open space provision

- 7.5.1. Both the appellant and Dublin City Council's Conservation Officer have raised concerns regarding the quality and quantity of the open space which is proposed to facilitate the 5 no. apartment units. Condition No. 2(vi) of the Notification of the Decision to Grant Permission requires the staggered rear garden fence to be revised to provide better useable amenity and garden space for the subject site and the adjoining children's play area which respects the historic urban grain of the site.
- 7.5.2. The applicant's agent submits that the building does not allow for the formation of private external balconies and that the communal rear garden (61 m²) will be accessible to all residents. The *Design Standards for New Apartments – Guidelines for Planning Authorities* (March 2018) require a minimum private amenity space of 5 m² for 1-bedroom units and 6m² for 2-bedroom/3-person units. The same standards apply for communal amenity space. Based on a maximum occupancy of 13 no. persons within the building, private and communal open space requirements of 65 m² and 78 m² would arise respectively. I note that the Guidelines confirm that these standards may be relaxed on a case-by-case basis for building refurbishment schemes on sites of any size.

- 7.5.3. The provision of private balconies for each apartment unit would require significant interventions to the front and rear building façades, which would significantly alter the character of the Protected Structure. As such, I consider that the omission of private amenity space is acceptable in this instance, in the interests of minimising the impact of the development on the fabric and character of the building.
- 7.5.4. I note that the area of the proposed communal open space to the rear of the building is below the minimum requirement. I further note that the configuration of this space is somewhat irregular, with the eastern site boundary stepping progressively inwards towards the rear boundary onto Heron Court. The applicant's agent submits that this layout reflects the transfer of part of the rear garden space to the adjoining children's play area.
- 7.5.5. In considering the foregoing, I note that the application red line boundary illustrated on the Site Location and Site Plan Drawings (Nos. P000 and P001) reflects the rear garden configuration as identified on the landscaping plan (Drawing No. P025 - Details of the Soft and Hard Landscaping refers). Thus, on the basis that the rear garden layout reflects the applicant's landownership at this location and given that the site fronts directly onto a significant public amenity space at Mountjoy Square Park and the significant improvements which are proposed to the rear garden space on foot of this application, I consider the proposed layout of the rear garden space to be acceptable in this instance.

7.6. **Appropriate Assessment**

- 7.6.1. Given that the development is proposed to be connected to the public water supply and drainage networks, and having regard to the nature and scale of the proposed development and its location relative to Natura 2000 sites, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, either individually or in combination with other plans or projects, on a European site.

Note

- 7.6.2. I consider the development to be exempt from S. 48 and S. 49 Development Contributions on the basis of the following exemption under both schemes: "Works to, and change of use from residential use to commercial and vice versa, of buildings

included in the Record of Protected Structures”. No such conditions were attached by the Planning Authority.

8.0 Recommendation

8.1. I recommend that permission be granted subject to conditions.

9.0 Reasons and Considerations

9.1. Having regard to the zoning objectives for the site, the provisions of the Dublin City Development Plan 2016-2022 and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate development at this location, would be acceptable in design, form and scale and would not adversely impact on the character or setting of the Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 26th July 2019, 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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>(a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted</p>

	<p>works shall be designed to cause minimum interference to the retained building and façades structure and fabric.</p> <p>(b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.</p> <p>(c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings), staircases including balustrades (where indicated for retention), handrails and skirting boards, shall be protected during the course of refurbishment.</p> <p>Reason: To ensure that the integrity of the retained structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.</p>
3.	<p>Details concerning (i) the new partitions and revised door openings on the stairway landings, (ii) the new staircases between the duplex units at basement and ground floor levels, (iii) the enclosure around the steps from the rear return to the rear basement unit, and (iv) compliance with Part K/M of the Building Regulations in relation to new stone work, shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.</p> <p>Reason: To ensure that the integrity of the historic structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.</p>

4.	<p>Details of the roofing materials and rainwater goods of the bin and bicycle stores, shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.</p> <p>Reason: In order to protect the character of the Protected Structure.</p>
5.	<p>(a) All material to be removed from the property, such as the extant staircases at basement level and at attic level, shall be recorded by way of a photographic survey and drawn documentation.</p> <p>(b) Full repair and reinstatement schedules (condition surveys, specifications and methodologies), shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development.</p> <p>Reason: To ensure the preservation of an accurate record of items of architectural heritage value and in order to protect the character of the protected structure.</p>
6.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
7.	<p>Prior to the commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of</p>

	<p>facilities for the storage, separation and collection of waste and, in particular, recyclable materials for each apartment unit shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p>Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.</p>
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Louise Treacy
Planning Inspector

11th December 2019