



An
Bord
Pleanála

Inspector's Report ABP-306006 -19

Development	The construction of 5 fully serviced houses with domestic garages together with all associated and ancillary site works including the upgrade to the access road and entrance.
Location	St Johns, Enniscorthy Rural, Co. Wexford.
Planning Authority	Wexford County Council
Planning Authority Reg. Ref.	20190970
Applicant	Clark Warren
Type of Application	Permission
Planning Authority Decision	Grant permission with conditions.
Type of Appeal	Third Party
Appellant(s)	Annette & Sebastian Prud'homme
Observer(s)	Pat & Norena Kelly
Date of Site Inspection	29 th January 2020
Inspector	Paul O'Brien

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1.0 Site Location and Description

- 1.1. The subject site in the St. Johns area, with a stated area of 1.07 hectares is located approximately 1.56 km to the south of Enniscorthy town and 1.89 km from the railway station. The appeal site is located to the south of a long treelined driveway to a property known as St. John's Manor and to the north east/ north of an access to a yard/ alternative entrance to St. John's Manor. The eastern boundary of the site consists of a conifer tree line and hedgerow/ trees form the south western and southern boundaries.
- 1.2. The site is located within a part of a large agricultural field that is subdivided to the east by the line of conifers, which form the eastern boundary. The site slopes downwards from the public road on a west to east axis.
- 1.3. The north eastern corner of the site is located within 60 m of the Enniscorthy Wastewater Treatment Plant which has recently undergone a significant upgrade. Beyond the treatment plant is the Dublin to Rosslare railway line which is located adjacent to the banks of the River Slaney. The subject site and adjoining lands are in agricultural use and were under grass on the day of the site visit.
- 1.4. The section of road north of the subject site is relatively free of development, however the public roads to the south and west are notable for the amount of ribbon development that has occurred over the years. The public road in a northerly direction is relatively narrow and has retained its rural character through the lack of footpaths, street lighting and the retention of mature hedgerows. The posted speed limit along the public road is 80 kmh.

2.0 Proposed Development

- 2.1. The proposed development consists of:
 - Construction of 5 detached two storey houses, each to be provided with a detached garage and associated services/ site works. Individual sites to be between 0.13 hectares and 0.2 hectares in area.

NOTE: These measurements are stated on the Site Layout Plan to be in acres, but this appears to be a typing error and should be in hectares.

- Upgrade of access road to the south of the site to include 2 m wide footpath and grass verges.
- Separate pedestrian and vehicular accesses to be provided to each of the houses.
- Each site to have boundaries consisting of hedgerows and timber post and rail fencing.
- A 'woodland' area to be provided to the rear / northern end of sites 2 to 5, a smaller element of this 'woodland' extends into site 1.

Submitted further information received on the 7th of October 2019 did not result in any significant revision to the nature or layout of the development. The proposed 2 m wide footpath is to be provided on the northern side of the access road and this was clarified by way of the further information response.

3.0 **Planning Authority Decision**

3.1. **Decision**

The Planning Authority decided to grant permission subject to conditions following the receipt of further information. The conditions are standard.

3.2. **Planning Authority Reports**

3.2.1. **Planning Reports**

The Planning Report reflects the decision to grant permission. Further information was sought with respect to landownership, revised layout plans, issue over third party rights of way, demonstrating that sightlines in excess of 65 m can be provided in either direction at the site entrance, protection of landscaping/ setting of St John's Manor and full details of the proposed footpath. The footpath was confirmed as to be located on the northern side of the access road; this is clearly indicated on Drawing Number 19-11-P01A. The submitted further information was considered to be acceptable and addressed all issues.

3.2.2. **Other Technical Reports**

Chief Fire Officer: No objection subject to recommended conditions.

Following receipt of further information:

Department of Culture, Heritage and the Gaeltacht:

Recommended conditions that pre-development archaeological assessment be undertaken due to the location of nearby protected structures.

Roads Inspection Report – Enniscorthy MD: No objection subject to recommended conditions.

3.2.3. Objections/ Observations

Letters of objection were received from P & N Kelly (letter prepared by P O'Brien Associates), K & T Kinsella, J O'Brien and from A & S Prud'homme (the appellants).

The following issues were raised:

- Concern about the provision of adequate sightlines at the entrance from the access road to the public road.
- Three single entrances and one double entrance is proposed and may give rise to a traffic hazard.
- The houses are located very close to the access road so as to be outside of the 100 m buffer around the wastewater treatment plant.
- Opportunity should be afforded to existing houses in the area to connect to the public foul drainage system.
- The development would have a negative impact on the visual and rural character of the area.
- The development would have a negative impact on the St. John's Manor, which is listed on the record of protected structures.
- The development would give rise to increased flood risk in the area.
- Concern that there is insufficient capacity in the wastewater treatment system to serve this development.
- Concern about the impact on existing trees in the area and who will maintain these trees.
- General concern about the maintenance and upkeep of the development post construction. The issue of rubbish getting dumped in the area has been raised.
- Concern about the impact of the development on existing walls/ boundaries adjacent to the subject site.

- Query who will use the proposed footpaths.

4.0 Planning History

P.A. Ref. 20030672 refers to an April 2003 decision to grant permission for new piers and wing walls to provide access to St. Johns Manor.

P.A. Ref. 20044732 refers to a February 2005 decision to refuse outline permission for 5 no. dormer bungalow houses and all necessary site/ infrastructure works. The reasons for refusal included, in summary:

1. Due to insufficient capacity in the wastewater treatment system, the development would be prejudicial to public health.
2. Due to inadequate sightlines, the development would be a traffic hazard.
3. The proposed layout required the loss of existing hedgerow and a mature tree and the development would therefore be injurious to the visual amenities/ special rural character of the area.
4. Insufficient information was provided to ascertain if the development would have a negative impact on St Johns Manor, a protected structure.

P.A. Ref. 20190968/ ABP Ref. 306004-19 refers to a concurrent application/ appeal for the development of a single detached house with detached garage and associated site works on lands to the north of the subject site, north of the driveway to St Johns Manor by Clark Warren.

5.0 Policy and Context

5.1. Wexford County Development Plan 2013 - 2019

- 5.1.1. Enniscorthy is listed as one of the four main towns in County Wexford. The Core Strategy states: *'The development approach for Enniscorthy Town is more measured growth'*.
- 5.1.2. The River Slaney is designated a Natural Heritage Area (NHA) – Table No. 33 GSI Recommended NHAs and County Geological Sites.

5.2. Enniscorthy Town & Environs Plan 2008 - 2014

5.2.1. The site is within Masterplan Zone 5 and is subject to Zoning Objective C – New Residential (R2 – Low Density), and Zoning Objective I – Public Utilities (PU). The PU zoning refers to a 100 m buffer zone around the Enniscorthy waste water treatment plan. The site is also located within the red line of the Town Development Boundary.

5.2.2. Specific Local Objective T11 states '*To provide & improve public lighting and footpaths at the following locations (See Map 2)';*

12) Munster Hill & St. Johns to Treatment Plant

The proposed upgraded footpath and lighting is located to the north of the subject site.

5.2.3. SW2 states '*Protect the water quality of the River Slaney, and to ensure that the water quality of the river is maintained at a satisfactory level in accordance with the EU Water Framework Directive and EU Directive Number 78/659 that lists the river as a salmonoid river*'.

5.2.4. Chapter 5 refers to Housing and Chapter 11 to Development Management Standards.

Note: Pursuant to the provisions of Part 8 of the Electoral, Local Government and Planning and Development Act 2013, the lifetime of the Enniscorthy Town and Environs Development Plan 2008-2014 has been extended. The Plan will continue to have effect until 2019, or such time as a new County Development Plan is made. It shall be read together with the Wexford County Development Plan 2013-2019. The Wexford County Development Plan review is underway at present.

5.2.5. St Johns Manor is listed on the Record of Protected Structures, RPS No. WCC 0713 refers. This is a detached three-or five-bay, two-storey over part raised basement country house, built in 1810 and set in landscaped grounds. This house/ site is located to the south east of the subject site.

5.3. Archaeology

The following Recorded Monuments are located in the vicinity of St John's Manor:

WX026-004001 – Religious House (Augustinian canons), former monastery site but nothing of the medieval structure is visible above ground level.

WX026-004002 – 17th Century House, two storeys and three bays.

5.4. National Guidance

- ‘Project Ireland 2040 - National Planning Framework’ includes Chapter, No. 6, entitled ‘People Homes and Communities’ and which includes 12 objectives, the following are considered relevant to this proposed development:
 - National Policy Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.
 - National Policy Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
 - National Policy Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.
- *Design Manual for Urban Roads and Streets (DMURS)*.
- *Sustainable Urban Residential Development Guidelines (DoEHLG, 2009)* and its companion, the *Urban Design Manual - A Best Practice Guide (DoEHLG, 2009)*.
- *Quality Housing for Sustainable Communities (DoEHLG, 2007)*.

5.5. Natural Heritage Designations

The River Slaney is designated as a Natural Heritage Area (NHA) and Special Area of Conservation (SAC). The river is located approximately 230 m to the east of the subject site.

6.0 The Appeal

6.1. Grounds of Appeal

Annette & Sebastian Prud'homme have appealed the decision of Wexford County Council to grant permission for a detached house and they have engaged the services of bps planning consultants to prepare the appeal. I note that the appellants have also engaged bps to prepare an appeal against the decision of Wexford County Council to grant a single detached house on lands to the north of the subject site under P.A. Ref. 20190968/ ABP Ref. ABP 306004-19 and there appears to be an overlap in the appeals at times with comments made that are not relevant to this development/ subject appeal. Only those issues relevant to this development will be considered in the appeal.

The issues raised, include in summary:

- Issue raised about project splitting; two separate applications lodged at the same time. Part V Exemption Certificate refers to 6 dwellings not 5.
- Concern raised about the lack of comment from prescribed bodies.
- The development would have a negative impact on the setting and character of St. John's Manor which is on the record of protected structures. The development is on part of the attendant grounds of St. John's Manor.
- The location of the development is remote from the existing urban area of Enniscorthy. The use of the sequential test was not properly applied to this development and the development would be isolated from the existing urbanised parts of Enniscorthy.
- Conflict in the Wexford County Council Case Officer's report in that communal open space would be considered suburban and would erode the rural character of the area.
- Lack of infrastructure and social/ educational services in the area. No public/ communal open space is proposed to serve this development.
- The proposed development is contrary to national guidance and is contrary to the Wexford County Development Plan 2013 – 2019.
- Road safety concerns in terms of poor sightlines and lack of adequate road width.
- Concern regarding the maintenance of these lands post construction.

- The proposed housing design is Neo-Georgian and are not of a vernacular design.
- Significant impact on existing trees and hedgerows.
- Concern regarding surface water and potential flooding.
- The proposed wastewater connection is premature, and no details of water supply are provided.
- The proposed development would set a poor precedent for similar development in the area.

6.2. Applicant Response

A response has been prepared by Nicholas Mernagh Architects on behalf of the applicant and includes:

- Request that the grant of permission be upheld.
- Note the R2 zoning which allows for low density development under the current Enniscorthy Town & Environs Development Plan.

6.3. Planning Authority Response

- None

6.4. Observations

An observation prepared by Paul O'Brien Associates on behalf of P & N Kelly has been made and the issues raised include:

- Overdevelopment of these lands and the suburban nature of the development would erode the rural character of the area.
- Development is haphazard and is isolated from the existing built up part of Enniscorthy.

7.0 Assessment

7.1. The main issues that arise for assessment in relation to this appeal can be addressed under the following headings:

- Development Context

- Design and Impact on the Character of the Area
- Impact on Residential Amenity
- Access and Transportation
- Other Issues
- Appropriate Assessment Screening – Natura Impact Statement

7.2. Development Context

- 7.2.1. The proposed development consists of five detached houses on their own individual sites served with detached garages and private amenity space. Site areas for residentially zoned lands are generous at between 0.13 and 0.2 hectares. An existing laneway is to be upgraded to provide for suitable access to these sites. The site is zoned R2 and is therefore suitable for the development of housing at a low density. The development of housing is restricted in this location by the location of the nearby wastewater treatment plant. There is a buffer zone around this plant restricting development and the subject houses are located to the south west and south of this buffer area; none of the proposed houses are located fully or partially within this 100 m buffer zone.
- 7.2.2. The appellant has raised concern about the suitability of this development in terms of impact on a protected structure, distance from the town centre and continuing a trend of ribbon development in the area. I do not foresee any negative impact on the protected structure, St Johns Manor which is located to the south east of the subject site and is located at a lower ground level than the subject site. The setting of this protected structure is defined by its location adjacent to the River Slaney and the lands surrounding the structure. Access to this structure is via a long tree-lined driveway and I do not foresee that the proposed development will impact negatively on this driveway and in turn impact on the protected structure. I would consider the comments raised in the appeal regarding the impact of this development, on the protected structure, are overstated. I note the report submitted by the Department of Culture, Heritage and the Gaeltacht and their recommendations regarding Archaeological testing, they did not raise any particular concern regarding the development as submitted.

- 7.2.3. I accept that the site is somewhat distant from the town centre, however it is located within the Town Development Boundary as clearly detailed in the Enniscorthy Town & Environs Plan 2008 - 2014 and is on suitably zoned lands for residential development of the nature proposed. The area of R2 – Low Density zoned lands to the south of Enniscorthy is limited to an area of land to the south of the PU – Public Utilities zoning associated with the Wastewater Treatment Plant. To the north of the PU zoning is R1 – Medium Density Lands. It is proposed in the Enniscorthy Town & Environs Development Plan, that the public footpath network will be improved on this road at least to the section adjoining the R1 zoned lands. The appellant raised the issue of inappropriate low density, again I would dismiss this argument as the zoning is specifically for the development of low-density housing.
- 7.2.4. The appellant has suggested that the development if granted permission would add to existing ‘ribbon development’ in the immediate area. I noted from the site visit that there is a significant amount of such development to the south of the subject site. As I have already stated in this report, the site is zoned for residential development and has been considered suitable for the development of houses. I do not consider that the proposed development will add to or increase existing ribbon development prevalent in the area. The development of housing on residentially zoned lands should reduce the need for the development of urban generated housing in rural areas.
- 7.2.5. The application is for the development of detached houses and a separate application/ appeal is for the development of a single detached house to the north of the subject site. The appellant has raised the issue of application splitting. From the submitted details it is clear that the subject appeal can be assessed independently of the other application/ appeal. They do not share an entrance and are on areas of land that are separated from each other by the driveway to St John’s Manor, which is not in the control of the applicant. I therefore dismiss the concerns regarding application splitting, and I do not foresee any negative implications through the submission of two separate applications. Reference to the Part V Exemption Certificate is not of concern considering the scale of development proposed.

7.3. **Design and Impact on the Character of the Area**

- 7.3.1. The proposed house designs are considered to be acceptable in this location. As already noted, there is a substantial amount of ribbon development to the south of the subject lands and which provides for a mix of architectural/ house designs. Many of these houses are of a bungalow type, however two-storey units are not unusual. The houses are described as Neo-Georgian with house nos. 2 and 4 provided with a more contemporary designed element to the rear/ side. All houses have similar features but a variety in the design is provided and this is considered to be appropriate in this location at the edge of Enniscorthy.
- 7.3.2. External finishes consist primarily of selected lime plaster to the walls and natural slate or similar for the roofing. All of the houses are provided with false chimneys, though as chimneys are a feature of the fairly traditional form of housing found in the area, these are considered to be visually acceptable in this location.
- 7.3.3. Comment was made in the appeal and in a number of the letters of objection that the proposed houses are located very close to their respective front boundary adjacent to the access laneway. This is to be expected as the sites are restricted by the necessity for the 100 m buffer zone around the wastewater treatment plant. However, I do not foresee any negative impact from the proposed location of the houses on these sites, from the point of view of impact on residential amenity or visual amenity.
- 7.3.4. The applicant has engaged the services of a landscaping firm to prepare a landscaping scheme for the site. A particular feature of interest is the woodland to the north/ north eastern corner of the site. This is to provide a natural buffer to the northern side of the sites with the existing driveway to St John's Manor. It will also screen the wastewater treatment plant from the view of the proposed houses in time. It is considered that the proposed landscaping and boundary treatment as submitted is appropriate for this site.
- 7.3.5. The proposed garages and significant amounts of private amenity areas are located within the 'PU' zoned lands; however, each site/ house is provided with adequate useable private amenity space within the residentially zoned lands. I do not have an issue with the location of the garages within the 'PU' zoned lands as this does not give rise to any impact on residential amenity or on the operations of the wastewater treatment plant. The provision of habitable floor space within the 'PU' zoned lands

would give rise to concern in terms of potential poor-quality residential amenity, however, this issue does not arise.

7.4. Impact on Residential Amenity

- 7.4.1. I do not foresee significant overlooking of nearby properties leading to a loss of privacy or of overshadowing, leading to a loss of daylight from this development. The subject individual sites are relatively large for zoned land at between 0.13 and 0.2 hectares and adequate separation distances to the site boundaries can be provided. The design of the houses has been carefully considered with first floor windows in particular designed to address potential issues of overlooking whilst ensuring that natural illumination is available.
- 7.4.2. Room sizes are acceptable and future occupants of these houses will be provided with high quality habitable floor area. Each of the houses is provided with four bedrooms, three at first floor level and an additional guest bedroom at ground floor level. Storage is provided at ground and first floor levels. As already stated, adequate useable private amenity space is available for the future residents of these houses.

7.5. Access and Transportation

- 7.5.1. The applicant was requested by the Planning Authority to submit further information demonstrating that adequate sightlines can be provided, and the applicant submitted full details to the satisfaction of the Planning Authority. The existing access laneway is not heavily trafficked at present and sightlines at the entrance to this laneway are acceptable.
- 7.5.2. Following the receipt of further information, it is evident from the revised Site Plan & Details – drawing Number 19-11-P01A that a 2 m wide footpath is proposed primarily along the northern side of the access road within the applicant's landholding. As already noted, the site is within the Enniscorthy Town Development Boundary and the provision of a footpath here is considered acceptable and does not give rise to the erosion of a rural area.

7.6. Other Issues

- 7.6.1. The appellant has referenced the fact that prescribed bodies have not commented on this development. I note that the Planning Authority, Wexford County Council,

referred the application to a number of prescribed bodies and in the absence of any response, it has to be taken that there is no comment to be made with reference to this development. As noted, the Department of Culture, Heritage and the Gaeltacht have reported on this development with recommended conditions in the event that permission is granted.

- 7.6.2. I consider that this development can be treated independently of the other appeal on lands to the north of the subject site as the subject development is not dependent on the other application for access, services and does not share a common boundary.
- 7.6.3. I would not expect the developer of five houses to provide for electric vehicle charging for public use. The Planning Authority Case Officer may use standard headings in their report to ensure that all issues are addressed, and it is clear that issues such as Childcare Provision, electric car charging provision, phasing etc. are only relevant to larger developments. I would expect that individual house owners can provide their own electric charging facilities for vehicles as required.
- 7.6.4. The issue of communal open space has been raised in the appeal. The site is zoned for low density residential development and as noted in this report, all sites are provided with generous amounts of useable private amenity space. The provision of public open space may be problematic in this location and it is unclear if Wexford County Council would be willing to take such amenity lands into their charge. Public open space is not necessary in this location as the residents of these houses will not be lacking in amenity provision.
- 7.6.5. The site is located outside of any flood risk areas associated with the River Slaney.

7.7. Appropriate Assessment Screening – Stage 1

- 7.7.1. The River Slaney is located within 230 m of the subject site, however there no direct hydrological connections between the site and the River Slaney. Having regard to the nature and scale of the proposed development and the location of the site in a residentially zoned area where public infrastructure is available and the separation distance to the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the development would be likely to give rise to a significant effect individually or in combination with other plans or projects on a designated European site.

8.0 Recommendation

- 8.1. I recommend that permission be granted subject to the following conditions and reasons.

9.0 Reasons and Considerations

- 9.1. Having regard to the nature, extent and design of the proposed development and the provisions of the Wexford County Development Plan 2013 – 2019 and the Enniscorthy Town and Environs Development Plan 2008 – 2014 as extended, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, providing for a suitable density of development on zoned, serviceable lands. 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 on the 9th of July 2019, and as amended by the further plans and particulars submitted on the 7th of October 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 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>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>

3.	<p>The applicant or developer shall enter into water and/ or waste water connection agreement(s) with Irish Water, prior to commencement of development.</p> <p>Reason: In the interest of public health.</p>
4.	<p>The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:</p> <p>(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and</p> <p>(b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.</p> <p>The assessment shall address the following issues:</p> <p>(i) the nature and location of archaeological material on the site, and</p> <p>(ii) the impact of the proposed development on such archaeological material.</p> <p>A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.</p> <p>In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.</p>
5.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Any existing over ground cables shall be relocated</p>

	<p>underground as part of the site development works.</p> <p>Reason: In the interests of visual and residential amenity.</p>
6.	<p>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. Roof colour shall be blue-black, black, dark brown or dark grey in colour only.</p> <p>Reason: In the interest of visual amenity.</p>
7.	<p>The following requirements shall be adhered to in full:</p> <p>i) Vehicular accesses, serving the proposed development and all individual units, shall comply with the requirements of the Planning Authority for such road works.</p> <p>ii) Any gate to be installed shall be inwards opening only and shall not open across any public footpath.</p> <p>Reason: In the interest of traffic and pedestrian safety.</p>
8.	<p>The proposed garages shall not be used for human habitation or for the keeping of livestock, poultry, pigs, horses or ponies and shall not be used for any purpose other than a purpose incidental to the enjoyment of the house. The finishing of the garages shall match that of the dwelling house.</p> <p>Reason: In the interest of clarity and in the interest of the proper planning and sustainable development of the area.</p>
9.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:500 showing –</p> <p>(i) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel,</p>

	<p>beech or alder and which shall not include prunus species</p> <p>(ii) Details of roadside/street planting which shall not include prunus species</p> <p>(b) A timescale for implementation</p> <p>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 two years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
10.	<p>Proposals for a 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 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).</p> <p>Reason: In the interest of urban legibility.</p>
11.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between the hours of 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.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
12.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed</p>

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) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) 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;
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (l) 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.

13.	<p>Surface water from the site shall not be permitted to drain onto the adjoining public road.</p> <p>Reason: In the interest of traffic safety.</p>
14.	<p>Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of the locations and materials to be used in such dishing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of pedestrian safety.</p>
15.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
16.	<p>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.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>

17.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>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.</p>
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Paul O'Brien
Planning Inspector

20th February 2020