



An
Bord
Pleanála

Inspector's Report ABP 308215-20

Development	Retention of the importation of topsoil and subsoil for the purposes of creating a spectator viewing embankment and the provision of an underage training area.
Location	Ashford GAA Ground, Main Street Ashford, Co. Wicklow.
Planning Authority	Wicklow Co. Council.
Planning Authority Reg. Ref.	20191
Applicant	Ashford GAA Club
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	Third Party
Appellants	Margo and Fintan Mulligan
Observers	(1) Cormac Breatnach (2) Rosemary Farrelly (3) Phil Pallas & Walter Pallas

Date of Site Inspection

20/11/20 & 27/11/20

Inspector

Siobhan Carroll

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1.0 Site Location and Description

- 1.1. The appeal site is located in Ashford village, Co. Wicklow. It lies to the western side of the R772 Regional Road (Main Street). The River Vartry bounds the site to the north. The residential cul de sac River Walk is situated to the north of the River Vartry.
- 1.2. The site, which has a stated area of 3.7 hectares, comprises the grounds of Ashford GAA Club. An existing two-storey GAA club house with an area of 480sq m, with car parking area to the front and side.
- 1.3. The area subject to the application comprises a grassed embankment to the north of the football pitch which is used as a spectator viewing area. To the western side of the site the site level has been raised to facilitate the provision of a training area.

2.0 Proposed Development

- 2.1. Permission is sought for retention of the importation of topsoil and subsoil for the purposes of creating a spectator viewing embankment and the provision of an underage training area.

3.0 Planning Authority Decision

3.1. Decision

Permission was granted subject to 3 no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Further information was requested in relation to the following matters;

1. Clarify the submitted levels along the eastern edge of Area B and the western edge of Area A. If any changes are made to the submitted levels a new calculation of the imported quantities should be submitted.
2. The Site Specific Flood Risk Assessment concludes that the flood risk to and from the application site is considered to be low. No information was

submitted to support this. Given the proposed development involves the raising of ground levels adjacent to a river, there is potential for flood waters to be directed away from the site to other properties either upstream or on the opposite side of the river due to loss of flood plain/storage capacity. Submit further information to fully address the matter, which should include a revised FRA and all relevant ground levels, both existing and pre-development and relevant drawings.

3. The Planning Authority noted that there was Japanese Knotweed on Area A and the adjoining Areas A & B. Submit a report on how it is proposed to deal with the Japanese Knotweed prepared by a suitably qualified professional, with professional indemnity insurance.
4. Some settlement had occurred at the north western corner of Area A, investigate this and clarify if it requires attention.

Report dated 17/8/20 – Following the submission of a response to the further information the Planning Authority were satisfied with the details submitted and permission was recommended.

3.2.2. Other Technical Reports

Municipal District Engineer – No objection to the proposal. Flood risk is considered low and is acceptable.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

- 3.4.1. The Planning Authority received three submissions/observations to the application. The main issues raised are similar to those set out in the appeal and observations to the appeal.

4.0 Planning History

PA Reg. Ref. 19/816 – Permission was refused for the retention of the importation of top soil for the purposes of a spectator viewing embankment for GAA pitch to north

of grounds and provision of an underage training area to west of grounds.

Permission was refused for the following reasons;

1. The proposed development would represent the consolidation of un-authorised development having regard to previous works of soil importation and placement on the Ashford GAA site which has altered ground levels and for which no record of permission exists. The provision of such a form of development unduly impacts on the amenities of the area, undermines the planning regulations and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be contrary to the proper planning and sustainable development of the area and would contravene Objective NH2 because insufficient information has been submitted, about the nature of the proposed development in conjunction with previous works of soil importation and placement on the site, for the Planning Authority to screen out the requirement for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and to permit this development in the absence of such information would be contrary to Wicklow County Council policies/objectives as set out in the County Development Plan 2016-2022 and contrary to the proper planning and sustainable development.
3. Insufficient detail has been submitted to determine whether the submission of an Environmental Impact Report (EiAR) would be required. In the absence of full details regarding the nature and scale of the development relating to the overall alterations to the ground levels within the Ashford GAA site, the Planning Authority cannot determine whether the development would or would not have significant effects on the environment, (having regard to the criteria as set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), therefore to permit this development in the absence of such information would be contrary to the Environment Objective set out in the Wicklow County Development Plan and contrary to the proper planning and sustainable development of the area.
4. Having regard to the location of the proposed works abutting the Vartry River and the additional infilling on the overall lands, and the lack of detail with

respect to the cumulative impact of all infilling works, it is considered that insufficient information has been submitted to demonstrate that the infilling works would not result in any adverse impacts or impede access to a watercourse or floodplain, therefore the proposed development, is contrary to the “The Planning System and Flood Risk Management, Guidelines for Local Authorities” (2009), would contravene the Flooding Objectives as set out in the Wicklow County Development Plan 2016-2022, would be prejudicial to public health, and would be contrary to the proper planning and sustainable development of the area.

5. Having regard to the

- (a) Proximity of the viewing embankment to the Vartry River,
- (b) The lack of justification for the need to raise the ground levels to provide for underage training area,
- (c) The lack of justification provided that this viewing embankment is required at this location,
- (d) The lack of an adequate buffer between the viewing embankment and the river,
- (e) The proposed development in conjunction with other ground level alterations with the Ashford GAA lands in close proximity to the Vartry River,

It is considered that the proposed development, would be contrary the Heritage Objectives outlined in the Wicklow County Council Development Plan 2016-2022, in particular, Objective NH23, would be contrary to the provisions for Natural Heritage and Ecological Protection as set out in Appendix 1: Development and Design Standards because given the proximity of development to the Vartry River it has not been demonstrated to the satisfaction of the Planning Authority that an adequate biodiversity protection zone has been maintained, would set an undesirable precedent for similar forms of development within riparian corridors and would be contrary to the proper planning and sustainable development of the area.

PA Reg. Ref. 14/1132 – Permission was granted for a two-storey extension of 260sq m to existing 128sq m dressing rooms. The development included the upgrading and extension of the existing dressing rooms toilets and showers with a reception area, first floor meeting room with balcony and gym and a carparking area.

5.0 Policy Context

5.1. Wicklow County Development Plan 2016 – 2022

- 5.1.1. Chapter 8 refers to Community Development
- 5.1.2. Section 8.3.3 refers to Leisure and Recreation
- 5.1.3. Chapter 9 refers to Infrastructure
- 5.1.4. Section 9.2.5 refers to Flooding
- 5.1.5. Appendix 11 – Strategic Flood Risk Assessment

5.2. Ashford Town Plan, 2016-2022:

Land Use Zoning:

The site is located on lands zoned as 'AOS': Active Open Space.

The site is located within the flood plain of the Vartry River and within a Flood Zone A area and Flood Zone B area as identified in Map No. 3, Indicative Flood Zone, as set out in the 2016 – 2022 Ashford Town Plan.

5.3. The Planning System and Flood Risk Management Guidelines 2009

The key principles are:

- Avoid the risk, where possible – precautionary approach.
- Substitute less vulnerable uses, where avoidance is not possible, and
- Mitigate and manage the risk, where avoidance and substitution are not possible.

Flood Zone A has the highest probability of flooding, Zone B has a moderate risk of flooding and Zone C (which covers all remaining areas) has a low risk of flooding. The sequential approach should aim to avoid development in areas at risk of flooding through the development management process.

An appropriate flood risk assessment and justification for development in and management of areas subject to flooding and adherence to SUDS is recommended. This document sets out how to assess and manage flood risk potential and includes guidance on the preparation of flood risk assessments by developers. This has regard Screening Assessment, Scoping Assessment and Appropriate Risk Assessment.

5.4. Natural Heritage Designations

The following Natura 2000 sites are located in the vicinity of the proposed development site:

- The Murrough Wetlands Special Area of Conservation (Site Code: 002249), approximately 3km east of the site.
- The Murrough Special Protection Area (Site Code: 004186), approximately 3km east of the site.
- The Wicklow Head Special Protection Area (Site Code: 004127), approximately 7.1km south-east of the site.
- The Deputy's Pass Nature Reserve Special Area of Conservation (Site Code: 000717), approximately 6.98km south-west of the site.

5.5. EIA Screening

- 5.5.1. Having regard to the nature and scale of the development proposed, the site location outside of any protected site and the nature of the receiving environment, the limited ecological value of the lands in question, and the separation distance from the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental

impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

A third party appeal was submitted by Margo and Fintan Mulligan. The issues raised are as follows;

- The appellants contend that the additional information submitted by the applicant in relation to the Site Specific Flood Risk Assessment (SSFRA) was incomplete and insufficient to allow the Planning Authority to fully assess the risk to neighbouring properties.
- The appellants cite section 6.5 of the SSFRA which states, 'There is potential for the filling works to have an impact on the surrounding people and property in the vicinity of the site. The site is located adjacent to the Vartry River and therefore there is potential for a loss of flood plain storage as a direct result of the filling works within the site.' A further extract of section 6.5 is cited which states, 'Although there is no survey of the pre-existing topography survey in this area it is reasonable to assume that the levels along the base of the embankment have not changed since the embankment was created.' The appellants consider this is an unsatisfactory response to the Planning Authority's request to include all relevant ground levels, both existing and pre-development.
- It is considered that the Vartry Rivers conveyance capacity has been reduced and the access of flood waters to a significant area of the flood plain has been interfered with. The appellants consider that the area of the flood plain has been reduced and that it puts properties on Riverwalk at increased flood risk.
- The appellants note that there is increased flood risk due to climate change.
- The appellants have concerns in respect of the stability of the imported materials and rubble in the raised bank as it extends over the river's edge.

- It is stated that the plan to treat Japanese knotweed needs to be independently assessed, because they are not confident of the success of early eradication based on the submitted report. The appellants also stated that there is no clear commitment to treat the areas outside GAA grounds which have been affected by Japanese knotweed.

6.2. Applicant Response

A response to the third party appeal was received from Gerard Higgins & Associates Consulting Engineer on behalf of the applicant Ashford GAA Club. The issues raised are as follows;

- The appeal sets out that the additional information submitted on the 28th of July 2020 in response to item no. 2 of the request for additional information was incomplete and insufficient to allow the Planning Authority to fully assess the risk to neighbouring properties.
- A response to the matter has been provided by IE Consulting. It is the opinion of IE Consulting that the importation of soil for the purpose of creating a spectator viewing embankment and underage training area at the grounds at Ashford GAA Club does not result in an adverse impact on the hydrological regime of the area and that it does not result in an increased flood risk to adjacent lands and properties.
- In relation to the matter of Japanese knotweed, Ashford GAA Club has retained the services of Complete Weed Control to carry out the eradication of Japanese Knotweed on their grounds at Ashford. The first treatment commenced in September 2020. Regarding the appellant's statement that there is no clear commitment to the treatment of areas outside the GAA property, the first party respond that the infestation of Japanese Knotweed along the River Vartry is widespread and severe. However, it is stated that it is not the responsibility of Ashford GAA to treat the areas outside their property. It is their responsibility to eradicate the infestation on their own property and they are in the process of carrying it out.

6.3. **Planning Authority Response**

- None received.

6.4. **Observations**

- Observations to the appeal have been submitted by (1) Cormac Breatnach (2) Rosemary Farrelly (3) Phil Pallas & Walter Pallas
 - The observations refer to matter of flooding and express concern that the subject development would give rise to flood risk.

7.0 **Assessment**

Having regard to the above, and having inspected the site and reviewed all documents on file, the following is my assessment of this case. Issues to be considered in the assessment of this case are as follows:

- Flood risk
- Japanese Knotweed
- Appropriate Assessment

7.1. **Flood risk**

- 7.1.1. The third party appellants and the observers raised concerns in respect of potential flood risk to properties to the north of the site. The site is situated within the catchment of the Vartry River. It is located within the flood plain of the Vartry River and within a Flood Zone A area and Flood Zone B area as identified in Map No. 3, Indicative Flood Zone, as set out in the 2016 – 2022 Ashford Town Plan. These zones indicate a high and moderate risk of flooding. In Flood Zone A the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding). In Flood Zone B the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding). It is required in Appendix 11 of the Development Plan the Strategic Flood Risk Assessment (SFRA) that where flood risk may be an issue for any proposed development, a more detailed flood risk assessment should be carried out

appropriate to the scale and nature of the development and the risks arising. The detailed site specific Flood Risk Assessment should quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks.

- 7.1.2. A Site Specific Flood Risk Assessment prepared by IE Consulting was submitted with the application. The Planning Authority in their assessment of the matter did not consider that flood risk to the site a relevant consideration given the history of the site and current use as GAA grounds. However, they had concerns that the filling of Areas A and B with the raising of the ground level would result in a loss of the flood plain and that flood waters would be diverted to lands on the northern banks of the Vartry and lands upstream. In relation to this matter the Planning Authority sought further information.
- 7.1.3. The applicant was requested to clarify the submitted levels along the eastern edge of Area B and the western edge of Area A. If any changes are made to the submitted levels a new calculation of the imported quantities should be submitted. In response to the matter the applicant's Consultant Engineers confirmed that the site levels indicated on Drawing No: 18/121/010 submitted with the original application and the site levels indicated on Drawing No: ashfordgaa-2020-1A broadly correlate.
- 7.1.4. The applicant was requested to submit information to qualify the conclusion in the Site Specific Flood Risk Assessment that the flood risk to and from the application site is considered to be low. Given the proposed development involves the raising of ground levels adjacent to a river, there is potential for flood waters to be directed away from the site to other properties either upstream or on the opposite side of the river due to loss of flood plain/storage capacity. In response to this an updated 'Site Specific Flood Risk Assessment' prepared by IE Consulting was submitted. Section 6.5 of the Assessment refers to hydrological impact of site filling works. The assessment refers to the OPW CFRAM Study fluvial flood mapping to determine the extreme 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) flood levels on the site. In relation to Fill Area A the base of the embankment levels is above 0.1% AEP Flood Levels. Therefore, it is concluded in the assessment that the flood risk from the constructed embankment is considered to be low. In relation to Fill Area B the location of the underage training ground, it is constructed to be higher than the 1% and 0.1% AEP Flood Levels in the Vartry River prior to filling. Therefore, it is

concluded in the assessment that the flood risk from the construction of the underage training ground would not result in an increased flood risk to the site or surrounding land and properties.

- 7.1.5. It is detailed in the updated Site Specific FRA that both pre and post works on the site that it is not at risk of fluvial flooding from The Vartry River and that there are no flood waters stored within the site pre the site filling works and also post the site filling works.
- 7.1.6. I would accept the conclusion of the updated 'Site Specific Flood Risk Assessment,' dated the 7th of July 2020, that the proposed development would not result in displacement of fluvial floodwaters, would not result in an adverse impact to the hydrological regime of the area nor an increase in flood risk elsewhere. The proposed development would therefore be acceptable in terms of flood risk in the area.
- 7.1.7. The Planning Authority in their assessment of the proposal had concerns in relation to a drop in the north-western corner of fill Area A. The applicant was requested to address the matter in the further information. The applicant's consultant engineer confirmed that he observed the drop off in the ground levels at that section of the embankment. It is noted that this is an old embankment at fill Area A and that fill depths would have been minimal on top of the old embankment. Therefore, the settlement in the area would be small compared to the area to the north. In respect of this matter the Planning Authority attached a condition which required at an annual analysis of the gradient of the north-western corner of fill Area A be carried out for three years from the date of the final grant and any remedial measures required as a result of the outcome of the analysis shall be undertaken at the expense of the developer. I consider this is appropriate approach to ensure that any further changes in the embankment will be remediated.

7.2. Japanese Knotweed

- 7.2.1. Japanese knotweed is a non-native invasive perennial species in Ireland. Since it was introduced as an ornamental plant in the 19th Century from Japan, it has spread across the UK and Ireland, particularly along watercourses, transport routes and

infested waste areas. It produces underground stems with distinctive branched hollow, bamboo-like canes that can grow to over 3m in height.

- 7.2.2. It can also seriously damage buildings, hard surfaces and infrastructure, but usually only where there are existing weaknesses. Once established underneath or around the built environment, it can be particularly hard to control, growing through concrete and tarmac and other hardstandings if any cracks exist. The control of Japanese Knotweed growing on private property is the responsibility of the property owner.
- 7.2.3. The appellants raised concern that they are not confident of the success of early eradication of the Japanese knotweed based on the submitted report and that the applicant has not provided a clear commitment to treat the areas outside GAA grounds which have been affected by Japanese knotweed.
- 7.2.4. In response to the matter the first party confirmed that they have retained services of Complete Weed Control to carry out the eradication of Japanese Knotweed on their grounds at Ashford. The first treatment commenced in September 2020. Regarding the issue of Japanese knotweed located outside site, the first party state that it is not their responsibility to treat the areas outside their property.
- 7.2.5. As part of the response to the further information request from the Planning Authority the applicant submitted a Japanese Knotweed Management Plan prepared by Complete Weed Control.
- 7.2.6. I consider that the Management Plan adequately address the matter of the removal of Japanese knotweed from the site. Should the Board decide to grant permission for the proposed scheme, I would recommend the attachment of a condition which requires that the Japanese Knotweed shall be removed from the site in accordance with the Management Plan.

7.3. Appropriate Assessment

Stage 1 Screening

- 7.3.1. The proposed development would not be located within an area covered by any European site designations and the works are not relevant to the maintenance of any such sites. The applicants AA Screening report considered that the Murrough

Westlands SAC and the Murrough SPA are the only Natura 2000 areas that lie within the zone of influence of the proposed development as pathways to other areas do not exist. The following 11 no. European sites are located within a 15km radius of the site and separation distances are listed below.

European Site	Site Code	Distance
Murrough Wetlands SAC	002249	c. 3km
Murrough SPA	004186	c. 3km
Deputy's Pass Nature Reserve SAC	00717	6.98km
Wicklow Head SPA	004127	7.1km
Vale of Clara (Rathdrum Wood) SAC	00733	8.63km
Wicklow Reef SAC	002274	8.7km
Wicklow Mountains SAC	002122	9.97km
Magherbeg Dunes SAC	001766	10.79km
Carriggower Bog SAC	000716	10.85km
Wicklow Mountains SPA	004040	11.23km
Buckroneys-Brittans Dunes and Fen SAC	000729	13.13km

7.3.2. I am satisfied that 9 no. of these sites can be screened out of any further assessment due to the separation distances between the European sites and the proposed development site, the absence of relevant qualifying interests in the vicinity of the works, the absence of an aquatic connection between the European sites and the proposed development and to the nature and scale of the proposed

development. Accordingly, I consider, due to the proximity of the proposed development site circa 3km to the Murrrough Wetlands SAC (002249) and the Murrrough SPA (004186) that these are the only European sites that could potentially be affected by the proposed development.

7.3.3. The Murrrough is a coastal wetland complex which stretches for approx. 15 km from Ballygannon to north of Wicklow town, and in parts, extends inland for up to approx. 1km. Habitats on the site include a complex fen system, salt marsh, tidal reed bed, freshwater reedswamp, wet grassland, wet woodland, mudflat, dry heath and dry grassland.

7.3.4. The conservation objective for the SAC is to maintain or restore the favourable conservation status of habitats and species. The qualifying interests are: -

- Annual vegetation of drift lines
- Perennial vegetation of stony banks
- Atlantic salt meadows
- Mediterranean salt meadows
- Calcareous fens
- Alkaline fens

7.3.5. The Murrrough SPA comprises a coastal wetland complex that stretches for 13 km from Kilcoole to Wicklow town and extends inland for up to 1 km. It is an important site for wintering wildfowl and supports internationally important as well as nationally important species. It is also important for the populations of rare invertebrate and plant species. Part of the Murrrough SPA is a Wildfowl Sanctuary.

7.3.6. The conservation objective for the SPA is to maintain or restore the favourable conservation status of habitats and species. The qualifying interests are: -

- Red-throated Diver
- Greylag Goose
- Light-bellied Brent Goose
- Wigeon
- Teal

- Black-headed Gull
- Herring Gull
- Little Tern
- Wetland and Waterbirds

7.3.7. The Murrough Wetlands SAC and the Murrough SPA overlap. The site is located approx. 3km west of both the Murrough Wetlands SAC (002249) and the Murrough SPA (004186). The Vartry River runs along the northern boundary of the site and this provides a potential hydrological pathway to the Murrough Wetlands SAC and Murrough SPA.

7.3.8. The applicants Screening Report notes in relation to the matter of potential adverse effects that due to the distance between the development and the European Sites and the nature of the development, the deposition of inert soil and stone that it is not considered that the development would have any direct impacts.

7.3.9. In relation to the matter of the potential indirect impacts it is noted in the applicants Screening Report that the construction phase of the development has already been completed. In relation to noise generated there is potential to disturb wintering Birds, however having regard to the separation distance between the development site and the European sites there is a negligible likelihood that any significant impact resulted from the development.

7.3.10. Regarding the potential impacts to surface water. The development site has a hydrological connection to the Murrough Wetlands SAC and the Murrough SPA via the Vartry River. Accordingly, there is potential for surface water run-off from the site to enter the European sites. In my view, having regard to the nature of the development, the deposition of inert soil and stone the separation distance between the development site and the European sites that any surface water run-off from the development would not be likely to have any significant effect on the Vartry River along the northern boundary of the site, or on any downstream habitats or species.

7.3.11. In relation to potential impacts on groundwater having regard to the nature of the development, the deposition of inert soil and stone and the fact that there are no direct discharges to groundwater there is no potential for impacts to groundwater or hydrologically connected habitats within the European sites.

- 7.3.12. Regarding potential in combination impacts it is detailed in the applicants Screening Report that having regard to the low potential for any significant impact on the closest European sites that the cumulative impacts from the development with other existing and proposed projects is not likely to result in any significant effect upon the European sites.
- 7.3.13. Having regard to the site's location, the nature and scale of the works, the separation distance between the site and the SAC and the SPA and to the characteristics of the designated sites and the qualifying interests, it is considered that the proposed development would not be likely to have a significant effect on either of the designated sites.
- 7.3.14. 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 Murrough Wetlands Special Area of Conservation, European Site No. 002249, the Murrough Special Protection Area European Site No. 004186, or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment is not therefore required.

8.0 Recommendation

- 8.1. I recommend a grant of permission.

9.0 Reasons and Considerations

- 9.1. Having regard to the provisions of the current Ashford Town Plan, 2016-2022 and the Wicklow County Development Plan, 2016-2022, the nature and scale of the development proposed to be retained, the pattern of development in the area, and the planning history of the site, it is considered that, it would not seriously injure the residential amenities of the area or of property in the vicinity, would not give rise to flooding issues either on the subject site or exacerbate flood risk on adjoining sites. The development for which retention is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be retained, and carried out and completed, as applicable, in accordance with the plans and particulars lodged with the application, as amended by the drawings and particulars submitted on the 28th day of July 2020, 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. Within three months of the date of the final grant, the Japanese Knotweed shall be removed from the site in accordance with the Method statement submitted to the Planning Authority on the 28th of July 2020.

Reason: In the interest of the control of invasive species.

3. An annual analysis of the gradient of the north-western corner of fill Area A shall be carried out for three years from the date of the final grant and any remedial measures required as a result of the outcome of the analysis shall be undertaken at the expense of the developer.

Reason: In the interest of public safety.

Siobhan Carroll
Planning Inspector

11th of March 2021