



An
Bord
Pleanála

Inspector's Report

ABP-308856-20

Development	Re-development of Knocklong Railway Station Building, a protected structure(PPS 187) and associated works. Development of site curtilage into a community playground and landscaped area.
Location	Knocklong East, Co Limerick.
Planning Authority	Limerick City & County Council
Planning Authority Reg. Ref.	20532
Applicant(s)	Knocklong Development Association CLG.
Type of Application	Permission.
Planning Authority Decision	Grant permission with conditions
Type of Appeal	Third Party
Appellant(s)	Justin O Meara & Helena Hickey.
Observer(s)	None.
Date of Site Inspection	15 th February 2021.
Inspector	Bríd Maxwell

1.0 Site Location and Description

- 1.1. This appeal relates to a site of 0.73 hectares comprising the former Knocklong Railway Station Building and adjoining lands located to the south of Knocklong Village in east County Limerick. Knocklong lies approximately 28km southeast of Limerick City, 18km west of Tipperary Town and 15km southwest of Limerick junction. The appeal site is to the west of the R513 and immediately to the north of the Dublin Cork Rail Line. The village and train station is famous for the rescue of Seán Hogan which took place during the war of independence on 13th May 1919.
- 1.2. The appeal site is accessed via right of way from regional Road R513 and a commemorative plaque to is located on a pier at the entrance. The appeal site is occupied by the derelict and overgrown railway station building which fronts the line on the southern boundary. The building has a gross floor area of 153.68m². Application details indicate that the building has been unoccupied for a period of 40 years. The remainder of the site is grassed and partly overgrown and bounded by mature trees and hedgerows. An open drain / stream runs from north east to south west across the western part of the site. Adjacent to the north east of the appeal site are three residential dwellings with the former railway hotel and residential dwelling to the south east of the entrance from the public road. Adjacent to the southeast of the appeal site is a hard surfaced area comprising the Irish Rail compound on which I noted a number of parked lorries and storage containers and open storage of various materials. There is a telecommunications mast also located in this area adjacent to the boundary with the rail track.

2.0 Proposed Development

- 2.1. The development as proposed involves permission for the re-development of Knocklong Railway Station building, which is a Protected Structure Reference PPS 187. The development is to include alterations and extensions to the station building so as to provide a ground floor visitor / exhibition centre and community office with first floor apartment, construction of new site entrance and access road, construct public toilet, storage building, construct a ticket sales office incorporating refreshments sales and seating along with standalone shelter canopy structure. Permission is also sought to develop the curtilage into a community playground and

landscaped area incorporating part of the station's former footbridge protected structure (M40M30) complete with public car parking, connection to public services including all associated site development works.

3.0 Planning Authority Decision

3.1. Decision

By order dated 13th November 2020 Limerick City and County Council issued notification of decision to grant permission and 13 conditions were attached which included the following of particular note:

Condition 2. A concrete footpath to be provided linking the R513 and the development entrance.

Condition 3. Ongoing supervision by a suitably qualified conservation architect.

Condition 4. Phased programme of conservation restoration and appropriate upgrade works to be agreed. Dry lining not permitted within the original footprint.

Detailed drawing of services metres to be agreed.

Condition 10. Revised site layout plan to show dimensions for car park and turning area. Fence to be installed adjacent to the stream. Entrance piers commemorating Knocklong Rescue shall be widened to accommodate two-way traffic.

Condition 11. Surface water disposal details to be agreed.

Condition 12. Construction management plan.

Condition 13. Site specific waste management plan.

3.2. Planning Authority Reports

3.2.1. Planning Reports

3.2.1.1 Planner's initial report welcomes the proposal for the refurbishment and reuse of the historic railway building. Further information is required regarding conservation issues, traffic and sightlines and landscaping plan.

3.2.1.2A request for additional information issued seeking number of items to include

- a full set of annotated record drawings to include details of construction phases for development.
- The applicant was encouraged to examine the possibility of securing additional lands to encompass other elements of the stations operations.
- Augmentation of the photographic record of the building and precise details of works and the conservation philosophy to be detailed.
- The applicant was requested to provide copies of fire safety certificate and disability access certificate.
- Clarification was sought in respect of the shed at the proposed site entrance.
- Additional roads details regarding pavement build up, footpath details autotrack details. The entrance piers to be widened to accommodate two-way traffic and footpath provided to link to the R513.
- Public lighting design and fencing to include consideration of requirements of Iarnród Éireann
- Clarification was sought regarding to management / control of bollards intended hours of operation and a maintenance plan for the community playground.
- Percolation test to clarify ground suitability for soakpits and a fence to be installed adjacent to the stream.
- Applicant was requested to increase the buffer area and planting provision between the proposed car park and established dwellings.

3.2.1.3 Planner's report following further information response asserts that the development is of a high quality allows for the restoration of and reuse of a prominent and regionally significant railway building and is acceptable in principle. Permission was recommended subject to conditions.

3.2.2. Other Technical Reports

3.2.2.1 Roads Report – Pavement build up for access road to be confirmed. Bollard control to be detailed. Fence to be provided adjacent to the stream. Entrance piers commemorating Knocklong Rescue must be widened to accommodate two-way traffic. Surface of footbridge to be non-slip. Concrete footpath to be provided to link the R513 and entrance. Detail of location of parking for buses. Public lighting to be detailed. Second report recommends conditions regarding car parking layout, road markings and signage and public lighting.

3.2.2.2 Fire Officer – No objection.

3.2.2.3 Conservation Officer's report asserts that the broad outline of the proposed changes appears to be compatible with the fabric and character of the protected structure. Clarification however required in respect of a number of issues addressed in the request for additional information. Conservation Officer's second report notes preference for good practice regarding identification of fire safety requirements in the planning process however concluded that this could be addressed by condition. Conditions were recommended including supervision by a suitably qualified conservation architect and a phased programme of works to be agreed. Further interventions to meet cross compliance with other regulatory requirements to be forwarded for agreement. Service metres details to be agreed. All constructed interventions to be reversible.

3.2.2.4 Environment Section report recommends a Refurbishment Demolition Asbestos survey and site-specific waste management plan.

3.3. Prescribed Bodies

3.3.1 Irish Rail notes specific requirements in relation to obligations under Railway Safety Act 2005 to ensure no increase in risk to railway as consequence of works. Prior to any works are alterations the applicant to erect a 2.4m high palisade fence adjacent to boundary with Irish Rail property and maintenance of this boundary to rest with the applicant. A method statement for works to be agreed. Any works which infringe on the track support zone will require permission and approval from senior track and structures engineer. No windows or doors opening onto the railway and no discharge or escape onto railway property. No impairment of driver's views by trees light glare.

Any intended use of crane to be agreed. Applicant was advised of normal vibrations and noise emanating from railway operations.

3.3.2 Irish Water no objection subject to connection agreement and subject to capital investment programme and protection of existing water services and connections. No building over watermains. The dwelling to have its own connections. Works in accordance with the code of practice.

3.3.3 Environmental Health Officer notes requirement to register food business and comply with food safety legislation.

3.4. **Third Party Observations**

Submissions from the following third parties

Sinead O Meara, Knocklong.

Noel O Meara & Patricia O Meara, The Railway Yard Knocklong

Justin O Meara, Helena Hickey, The Railway Yard, Knocklong

The submissions raised common grounds of objection which I have summarised as follows:

Noise pollution and disturbance.

Negative impact on established residents particularly the more vulnerable.

Health and safety impacts.

Negative impact on privacy.

Anti social behaviour.

Impact on right of way. Question legal entitlements.

Traffic and light pollution.

Construction impacts and traffic hazard.

Impact on the hotel.

Validity of the application is questioned on the basis of identified deficiencies in the application noted.

Flood risk.

4.0 **Planning History**

No Planning history on the appeal site.

5.0 **Policy Context**

Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts Heritage and the Gaeltacht 2011

5.1. **Development Plan**

5.1.1 The Limerick County Development Plan 2010-2016 refers. The following objectives apply.

Objection EH 033 Re-use of protected structures.

Objective EH018 Facilities and amenities incidental to tourist and recreational facilities.

Objective EH 021 renovation and adaption of established buildings for tourism and other appropriate uses.

Objective COM 022 Playgrounds.

Objective COM M 023 Quality of Open space.

5.2. **Natural Heritage Designations**

The site is not within a designated area. The nearest such sites are

The Glen Bog SAC 9km

Moanour Mountain SAC 11km

Lower River Suir SAC 15km

Galtee Mountain SAC 14km

5.3. EIA Screening

- 5.3.1. Having regard to the nature and scale of the proposed development, and to the nature of the receiving environment, 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

- 6.1.1 The appeal is submitted by Justin O Meara and Helena Hickey, The Railway Yard, Knocklong. Grounds of appeal are summarised as follows:

- Limerick City and County Council have not addressed the third-party concerns.
- Ownership claims are contested. The applicant is proposing development on land in appellants possession and control since 1997.
- the only access to the site is via three adjoining properties.
- Appellant's solicitor presently procuring maps and associated documentation to demonstrate correct ownership of the site.

Application should have been invalidated on grounds of identified deficiencies including the absence of schedule of documentation, failure to submit supplementary application form given the commercial nature of the proposal. Certificate of incorporation not provided and it is noted that Knocklong Development Association is not listed on the Companies Registration Office rather "Knocklong development Association Company Limited by Guarantee"

- Condition 2 requires a footpath from the road to the development which will prevent the appellants parking outside the house. It is imperative for the safety of the family including vulnerable child to have parking in the immediate vicinity of the house.

- Details regarding footpath are unclear.
- Clarification is required regarding the removal of the existing entrance piers access arrangements and barrier control.
- Concerns arise regarding traffic hazard.
- Negative impact on privacy and residential amenity given proximity of public car park to dwelling.
- The buffer zone is not detailed on dimensioned drawings.
- Sewer capacity not addressed.
- Circular lawn area would appear more appropriate for car park given site levels.
- Flood risk and impact on hydrology.
- Alternative entrance from the field to the rear of the houses should be considered.
- Antisocial behaviour particularly having regard to distance from the street.
- Question the use of the title architect in annotations on the submitted drawings in the context of Section 18(1) of the Building Control Act 2007.
- No objection in principle to bring back the station house to its redevelopment.
- The appeal is accompanied by a number of annotated photographs which seek to elucidate the case made.

6.2. Applicant Response

The response submission by Seamus McElligott, Planning Design Consultancy is summarised as follows:

- Concerns arise regarding the inclusion of personal details of the appellant's child in the context of GDPR.

- Knocklong Development Association is made up entirely of local volunteers and has been involved in a number of local projects in the parish for many years.
- CIE are owners of the land and agreed to lease the property directly to the local authority who agreed to enter a sub-lease with the Knocklong Development Association. Lease documents provided.
- Note Enforcement Notice DC364/19 in name of Justin O Meara the appellant and other family members.
- Schedule listing all documents is not required for a valid planning application. Neither is supplementary application form necessary. The application was accompanied by a detailed cover letter detailing all pertinent issues. Certificate of Incorporation not a requirement and the name of the Company Knocklong Development Association was clearly stated.
- Regarding footpath construction this would be outside the red line boundary and it is appropriate that the works be carried out by the local authority and the association would make an appropriate contribution. Proposed pathway would improve safety for all.
- Regarding the widening of the entrance, it is considered that a yield right of way sign would apply. The level of traffic arising would not be significant and upwards of 7/8 cars could safely queue after exiting off the R513 to cross over the piers. Approaching traffic would not affect the flow of traffic on the R513.
- Proposal for a minimum 5m planted area free of car parking between the parking area and the plot boundary with the nearest dwelling house.
- Proposed works will not impact negatively on third parties private amenity space.
- Arrival of coaches will be by prior arrangement. Levels of traffic arising will not be significant.
- Wastewater connection proposed to public sewer.

- Level of proposed car park are demonstrates a 1.4m level difference across a 30m depth of the site. Proposal will involve raising the back of the car park by approximately 600mm to create a 1:50 finished car park slope.
- The site is not within a flood plain or at risk from flooding. No excess stormwater will arise. Applicant willing to provide for attenuation of storm water if the Board deem this appropriate.
- Challenges to title or professional qualification of the applicant's agent has little to do with the planning assessment. Notably involvement of Cait Ní Cheallagháin Conservation Architect Grade 2 in advising and reporting on works to railway station building and its attendant grounds.
- Main focus of the project comprises the restoration and conversion of the Station House to a visitor Centre. apartment and community office. The playground is ancillary to the main scope. Daily interactions with all three issues will ensure that antisocial activities will not be allowed to develop. The area will be covered by CCTV.

6.3. **Planning Authority Response**

The Planning Authority did not respond to the grounds of appeal

6.4. **Observations**

The Board referred the Appeal to a number of prescribed bodies including the Minister for Culture Heritage and the Gaeltacht, the Heritage Council, An Taisce, An Comhairle Ealaíon and Fáilte Ireland. No response was received from these bodies.

7.0 **Assessment**

- 7.1 I note that the issue of ownership of the site is raised and disputed within the grounds of appeal. The appellant submits that part of the lands subject of the application are within the appellant's possession and control since 1997 and the appellant's solicitor is procuring maps and associated documentation to demonstrate

ownership. No documentary evidence is provided by the appellant to support this claim. The first party notes that CIE are owners of the land and have agreed to lease the property directly to the local authority who in turn have agreed to enter a sub-lease with Knocklong Development Association. Legal documents are provided to outline this arrangement as well as evidence of the relevant consent from CIE. I cannot adjudicate on the claims made by the appellant however I would note in response that all the matters raised are essentially civil matters between the parties and are not strictly matters for determination within the scope of planning legislation. In this regard I would refer the parties to Section 34(13) of the Planning and Development Act 2000, as amended as follows: *“A person shall not be entitled solely by reason of a permission under this section to carry out any development.”*

7.2 As regards matters raised with respect to the reference in annotation on plans and drawings to the term architect with respect to copyright in the context of Section 18 (1) of the Building Control Act 2007 which makes it an offence for persons to use the title 'Architect' or to practice or carry on business under any name, style, or title containing the word 'Architect' unless they are a Registered Architect I note that these matters are not relevant to the planning adjudication of the appeal.

7.3 On matters raised within the first party response to the appeal alleging breach of GDPR (General Data Protection Regulation) in terms of the submission and publication of the appellant's personal family details and photographs I note that that the third-party appellant has provided this detail and photographic plates to elucidate the case made within the grounds of appeal. Therefore, unauthorised disclosure of personal data does not arise. In any event GDPR is a matter for the Data Protection Commission and is not relevant to the planning merits of the case.

7.4 I note aspects raised within the appeal submission with regard to procedural matters in particular the question of validity of the application. The appellant considers that the application should have been invalidated on grounds of the alleged deficiencies in the application documentation. In relation to the provision of a schedule of drawings and supplementary application form the absence of these elements would not result in invalidation of the application. In relation to the provision of a certificate of incorporation this is not a statutory requirement the relevant requirement Article

22(1)b(iii) where an applicant is a company registered under the Companies Acts, 1963 to 1999, state the names of the company directors and the address and registration number of the company. This information was duly provided within the initial application. As regards the abbreviation within the application and site notices from Knocklong Development Association Company Limited by Guarantee to Knocklong Development Association I consider that the name and identity of the applicant is clear and there is no confusion arising. The Planning Authority accepted the application as valid. I propose to proceed to consider the proposal as set out on its planning merit in the context of the relevant policies of the development plan and other relevant matters. The principle of development is not in dispute and I consider that the planning merits of the appeal case can be assessed under the following broad headings

- Design and Impact on Architectural Heritage.
- Impact on Residential and other amenities of the area
- Traffic and Servicing
- Appropriate Assessment

7.5.1 Design and Impact on Architectural Heritage.

7.5.1 The proposal provides for the refurbishment of the historic rail station building (protected structure PPS187) to provide a ground floor visitor centre with walk through exhibition providing access to the detailed history associated with Knocklong Rail Station. A community office is also proposed. Extensions are provided to the north west to complete the exhibition centre and to the north east to accommodate the wc and tea station elements of a proposed community office. In addition, a first-floor residential apartment is provided which is intended to create a revenue to help with upkeep of the centre.

7.5.2 The Station House was originally designed to face the railway and the new use will provide the main approach and entrances from the rear with no exits to the railway side. All openings of the building to the southern elevation to the rail track are to be

fitted with double glazed laylight with clear laminated glass to prevent opening onto the busy rail side. The retention and restoration of existing opening maintains the character of the structure whilst providing for the new use changes the context.

7.5.3 The proposal also involves the incorporation of the former footbridge (Protected Structure M40M30) within the landscaped area. The telegraph building located to the west of the station house is also to be restored.

7.5.4 The application is accompanied by a statement of justification by Cáit Ní Cheallacháin Conservation Architect and this was supplemented by additional historical and survey detail provided in response to the Council's request for additional information. It is noted that there is a lot of historic fabric extant in the building particularly the stonework, stone, slates, joinery and cornices. As access to part of the protected structure was not feasible given the overgrown nature of the site, therefore the detailed programme of works and method statement will be supplemented going forward. The report outlines that the refurbishment of the Knocklong Station house which has been in a state of dereliction for the last 40 years will bring the station house back to community use and ensure the conservation of the building going forward. I would concur with the conclusion in the report that Knocklong Development Association should be commended for the vision in relation to the restoration and conservation of the protected structure.

7.5.5 As regards the railway footbridge (protected structure M40M30) it is intended that when the bridge is unearthed a method statement for its refurbishment and repair will be prepared and subject to agreement with the conservation officer of the local authority.

7.5.6 In terms of the new building works it is proposed to provide a refurbished old train carriage as a ticket sales and refreshment shop. A toilet / storage block and shelter canopy is also proposed adjacent to the play area. External finishes to these structures include green corrugated iron roofing to reflect the industrial aspect of railway architecture.

7.5.7 Having considered the proposed development in its detail I am satisfied that the proposal will bring the protected structures back into purposeful use ensuring their retention into the future. I consider that subject to ongoing supervision by the conservation architect to ensure best conservation practice and liaison with the

Conservation Officer of Limerick City and County Council the proposal is appropriate and will have a positive impact on architectural heritage.

7.6 Impact on residential and other amenities of the area.

7.6.1 The proposal will clearly alter the context of the existing residential dwellings adjacent however I consider that any negative impacts arising can be appropriately mitigated. As regards the buffer zone adjacent to the car park entrance I consider that a 5m wide planted zone will appropriately mitigate negative visual, noise and other disturbance impacts. The third-party appeal raises concerns with regard to the impact of construction of a footpath connecting the site to the R513 as conditioned (Condition 2) in the decision of the Planning Authority. I note that this is outside the redline boundary of the appeal site and the first party in response to the appeal suggests that this work might be carried out by the Local Authority under a small works scheme and notes that its provision would benefit the appeal site and also the residents of the three dwellings and former hotel. As regards concerns raised with regard to potential for antisocial behaviour, I note that the mixed-use nature of the development with visitor centre, community office and apartment seeks to provide for complementary activity and provide for some element of surveillance of community playground. I note that it is intended that CCTV would be provided also. I consider that the proposed regeneration of the site represents a significant community benefit and in my view the proposal will have a positive impact on residential and other amenities of the area.

7.7 Traffic and Servicing.

7.7.1 As regards traffic and servicing I consider that the level of traffic arising is not likely to be significant in the context of the location of the site within the village of Knocklong. I note that the decision of the council required as part of Condition 10 that the existing entrance piers commemorating Knocklong Rescue be widened to accommodate two-way traffic. As this entrance is located outside the redline boundaries of the site, this is not within the control of the first party. I note that within the first party response to the appeal it is suggested that a yield right of way system would operate and it is noted that 7/8 cars could safely queue after exiting off the

R513 therefore ensuring no effect on the flow of traffic on the R513. I consider that given the level of traffic arising traffic management measures would be appropriate. Detailed arrangements with respect to this and the provision and management of internal bollards, signage and road markings to manage traffic within the appeal site can be appropriately addressed by way of condition. In my view the proposal will not give rise to traffic hazard.

7.7.2 On the suggestion by the appellant that an entirely new vehicular entrance should be provided to access the site via the field to the north of the site I note given the nature of the application which seeks to restore the railway building to a new use and in light of the historical and cultural significance and the established nature of the site entrance it is in my view neither necessary nor appropriate to require an alternative entrance which relates to third party lands over which the first party has no control. Given the location of the site within the existing village and the established nature of the entrance and goods yard I am satisfied that the proposed development can be accommodated without creating a significant impact on traffic.

7.7.3 As regards connection to piped services I note the submission of Irish Water indicating no objection to the proposed development subject to standard requirements in relation to connection agreement, and constraints of the Irish Water Capital Investment Programme. Given that the proposal relates to refurbishment of a protected structure and provision of community playground facility I am satisfied that development is justified.

7.7.4 On the issue of flood risk, I note that the site is not within an identified flood zone. I consider that it is appropriate that attenuation of surface water be provided and this can be addressed by condition.

7.8 Appropriate Assessment.

7.8.1 Having regard to the nature and small scale of the proposed development and the distance from the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a

significant effect, individually, or in combination with other plans or projects, on a European site.

8.0 Recommendation

- 8.1. In light of my assessment of the proposed development I recommend that permission be granted subject to conditions for the reasons and considerations set out below

9.0 Reasons and Considerations

Having regard to the nature of the proposed development which involves the restoration and redevelopment of Knocklong Railway Station Building (Protected Structure Reference PPS187) and Railway Footbridge (Protected structure RefM40M30), and provision of a community playground to the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts Heritage and the Gaeltacht 2011 it is considered that, subject to compliance with the conditions set out below, the proposed development would not have significant adverse effect on the character of the protected structures, would not materially contravene the current development plan for the area, would facilitate the a new use of the railway station building, and provide for a noteworthy community amenity for the village of Knocklong and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received on the 21st October and 23rd October 2020 except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed

particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. A schedule [and appropriate samples] of all materials to be used in the external treatment of the development shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

3. Prior to commencement of works, and following limited site clearances and opening up works to make the site safe the developer shall augment the record of the existing protected structures. This record shall include:

(a) a full set of survey drawings to a scale of not less than [1:50] to include elevations, plans and sections of the structure, and

(b) a detailed, labelled photographic survey of all internal rooms (including all important fixtures and fittings), the exterior and the curtilage of the building.

This record shall be submitted to the planning authority prior to commencement of development and one copy of this record and a full set of drawings of the proposed works to the protected structure shall be submitted to the Irish Architectural Archive.

Reason: In order to establish a record of this protected structure.

- 4a) 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 works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.

- (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 re-instatement.
- (c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings) staircases including balusters, handrail and skirting boards, shall be protected during the course of refurbishment.

Reason: To ensure that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

5. Prior to commencement of development detailed structural drawings and a construction methodology statement (including the results of detailed structural surveys of the protected structure and all building facades to be retained) indicating the means proposed to ensure the protection of the structural stability and fabric of all these retained structures shall be submitted to and agreed in writing with the planning authority . These details shall include demonstrating the methods proposed to part dismantle and re-instate the existing facades, demolition and excavation arrangements, the proposed foundation system and underpinning structural bracing and support and method of construction.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained structure.

6. No advertisement or advertising structure shall be erected or displayed on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. The road works associated with the proposed development including the setting out of the entrance, parking and access road, bollard and access arrangements, paving and surface finishes shall be carried out and completed in accordance with the requirements of the planning authority. Details shall be submitted to and agreed in writing with the planning authority prior to commencement of development

Reason: In the interest of traffic safety and orderly development.

- 8 The applicant or developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

9. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services, and shall be agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of public health and to ensure a proper standard of development.

10. Public lighting shall be provided in accordance with a scheme, [which shall include lighting along pedestrian routes through open spaces] details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

11. 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:
- (a) A plan to scale of not less than [1:500] showing –
 - (i) Existing trees, hedgerows [shrubs] [rock outcroppings] [stone walls], specifying which are proposed for retention as features of the site landscaping
 - (ii) The measures to be put in place for the protection of these landscape features during the construction period
 - (iii) 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, beech or alder] [which shall not include prunus species]
 - (iv) Details of screen planting [which shall not include cupressocyparis x leylandii]
 - (v) Hard landscaping works, specifying surfacing materials, furniture, play equipment and finished levels.
 - (c) A timescale for implementation [including details of phasing]
 - (d) Details in relation to measures for incorporation of stream running through the playground site.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of [five] years from the completion of the, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

12. A plan containing details for the management of waste (and in particular recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of waste and in particular recyclable materials and for the ongoing operation of these facilities shall be submitted to and agreed in writing with

the planning authority prior to commencement of development. Thereafter the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable material, in the interest of protecting the environment.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.

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

Bríd Maxwell
Planning Inspector
11th May 2021