



An  
Bord  
Pleanála

## Inspector's Report

### ABP-308891-20

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<b>Development</b>	Demolition of existing single storey dwelling and the construction of 2 no. two storey dwellings in its place.
<b>Location</b>	Tara, Suncroft Avenue, Portmarnock, Co. Dublin
<b>Planning Authority</b>	Fingal County Council
<b>Planning Authority Reg. Ref.</b>	F20A/0063
<b>Applicant(s)</b>	Cathy Kinsella.
<b>Type of Application</b>	Planning Permission.
<b>Planning Authority Decision</b>	Grant Permission.
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Michael Leary.
<b>Observer(s)</b>	No observers.
<b>Date of Site Inspection</b>	27 <sup>th</sup> April 2021.
<b>Inspector</b>	Elaine Sullivan

## 1.0 Site Location and Description

- 1.1. The appeal site has a stated area of 0.161ha and is located on the eastern side of Suncroft Avenue, which is accessed from Strand Road in Portmarnock Village. Suncroft Avenue is a narrow cul-de-sac with a shared surface carriageway. There are 10 houses in place on the lane, most of which have their own vehicular access. At the end of the lane there is a gated pedestrian access to a small development of 5 houses.
- 1.2. Within the appeal site there is a single storey dwelling positioned in the south-western corner of the site with some out-buildings behind. The site boundaries comprise mostly of hedgerows with some mature trees in place along the boundaries and towards the centre of the site. There are residential dwellings in place to the north, east and south. Vehicular access to the site is located on the north-western corner of the site with an additional pedestrian access further south along the boundary.

## 2.0 Proposed Development

- 2.1. Planning permission is sought for the demolition of a single storey dwelling and outbuildings (c.141 sq. m), and the construction of 2 no. 2 storey dwellings of 243 sq. m.
- 2.2. Associated works would include alterations to the front boundary to relocate an existing vehicular entrance and, closing off a pedestrian entrance to provide an additional vehicular entrance along the southern section of the site boundary.
- 2.3. The new houses would be connected to the mains water network and surface water would be dealt with by way of a soakaway to the rear of both houses.

## 3.0 Planning Authority Decision

### 3.1. Decision

Following the receipt of Further Information, the Planning Authority, (PA), decided to grant planning permission subject to 16 conditions, which were mostly standard in nature. The following conditions are of particular relevance to the appeal;

- Condition No. 4 - Prior to the commencement of development, the applicant is requested to submit for the written agreement of the planning authority a complete tree survey including an Arboriculture Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboriculture Method Statement in accordance with BS 5837: 2012, Trees in relation to Design, Demolition and Construction - Recommendations is required. The tree survey and documents must be prepared by a suitably qualified arboricultural consultant. The tree survey shall include recommendations for replacement tree and hedge planting.

REASON: In the interest of the proper planning and sustainable development of the area.

- Condition No. 6 – The proposed front boundary 2m high rendered blockwork wall alongside the roadside boundary shall be omitted and the applicant shall provide for a 1.2m high estate railing or similar with hedge planting on the inside.

REASON: In the interest of the proper planning and sustainable development of the area.

- Condition No. 11 - Prior to the commencement of development, the applicant shall comply with the following requirements of the Planning Authority:
  - a. The location and details of a shared entrance for the two residential units shall be agreed in writing with the Planning Authority along with the detailing of the boundary treatment prior to construction of the proposed development to ensure that the required sightlines and pedestrian inter-visibility area
  - b. The boundary of the proposed development with Suncroft Avenue shall be setback 2m from the edge of the blacktop surface of Suncroft Avenue to facilitate the future provision of a footpath
  - c. No objects, structures or landscaping shall be placed or installed within the visibility triangle exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility envelopes

- d. All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense

REASON: In the interest of the proper planning and sustainable development of the area.

## 3.2. Planning Authority Reports

### 3.2.1. Planning Reports

Two reports are on file from the Planning Officer. The first report of the 3<sup>rd</sup> April 2020 recommended that further information be requested, and the second report, dated the 18<sup>th</sup> November 2020, assessed the information submitted.

The first report (from the 3<sup>rd</sup> April 2020), included the following;

- The proposed development to replace one single storey dwelling with two no. two storey dwellings is acceptable in principle with the zoning objective for the site.
- Permission was previously granted for an identical development. Therefore, the principle of development has been accepted.
- The dwellings are higher than the neighbouring properties, however the mono-pitch roof somewhat alleviates the scale of the dwellings.
- The proposed development is in accordance with Objective DMS24 and specifically with Tables 12.1 & 12.3 which relate to minimum floor areas and room sizes. In addition, the private open space is in accordance with Objective DMS87 and the separation distances are in excess of the standards set out in Objective DMS28 & DMS29.
- The location of the proposed soakaways and services appear in close proximity to existing trees and are likely to impact these trees.
- Suncroft Lane is a narrow lane which acts as a shared surface as there is no dedicated pedestrian footpath. A sightline drawing was not submitted for the 2 vehicular entrances.

- A centrally positioned, shared access arrangement could address the issue of the neighbouring boundary treatment potentially impeding on the north-westerly entrance.
- As pedestrian activity is expected to increase from the provision of a new link at the end of the laneway to new housing estates, provision should be made to provide a set-back for future footpath. A set-back is also required for sightlines.
- Further Information is requested with regard to the following;
  - A Tree Survey shall be carried out and shall include an Arboriculture Impact Statement, Tree Constraints Plan, Tree Protection Plan and Arboriculture Method Statement.
  - A sightline drawing for a single shared, centrally located access shall be submitted.
  - A revised layout for the front boundary shall be submitted showing a 2m set-back.
- The second report of the Planning Officer dated the 18<sup>th</sup> November 2020 contains the following;
  - A Tree Survey was not submitted with the FI submission. In consideration of the planning history for the site, the Tree Survey can be required by condition.
  - A sightline drawing for a single shared entrance and a revised layout to provide a front boundary set-back was not submitted with the FI submission. The PA are of the opinion that the sightlines can be achieved, and this can be dealt with by condition. The PA notes that consultation occurred with the Transportation Planning Section as part of the previous application to provide space for a footpath at a later date. This issue could be resolved by condition.

### 3.2.2. Other Technical Reports

- Transportation Planning Section – FI was recommended with regard to the provision of adequate sightlines in accordance with DMURS as well as revising the location of the entrance and setting back the front boundary. The second report in response to the FI response states that the FI response does not address the issues in the request. However, the issues can be addressed by way of condition.
- Parks and Landscape – The report from the 2<sup>nd</sup> March 2020 notes that location of proposed soakaways and services appear to be in close proximity to existing trees and are likely to impact on these trees. It is recommended that a Tree Survey be requested by FI. Comments from the 23<sup>rd</sup> October 2020 state that it is not acceptable that a Tree Survey be conditioned as some works may be affected by the Tree Survey recommendations.
- Water Services – No objection.

### 3.3. Prescribed Bodies

- Irish Water – No objection.
- DAA – The proposed development is located within Noise Zone C. Objective DA07 of the CDP is relevant in this instance and seeks to control provision of new residential development and other noise sensitive uses within this zone. The DAA requests that the future noise environment of the site be fully assessed with consideration of future airport growth, that internal noise levels appropriate for individual rooms can be achieved and maintained and that noise mitigation measures should be implemented as required by the PA.

### 3.4. Third Party Observations

Three third party observations were received by the Planning Authority during the public consultation phase. They were submitted by neighbouring residents and are summarised as follows;

- The eastern boundary of the site, between the subject site and a property on Woodford, is subject to an ongoing legal dispute.

- The proposed houses will overlook the adjoining properties to the rear of the site at Woodford Cottages.
- The laneway is narrow and the new entrances would be located directly in front of existing entrances on the opposite side of the laneway. This would obstruct car movements in and out of the existing house should visitors park to the front of the new houses.
- The existing foul sewer is not a public sewer and is owned by the houses on the line. There have been recent drainage problems since 5 additional houses were added to the line and there is a concern that there is not sufficient capacity for a new dwelling.

Observations in response to the FI –

- It is not appropriate that the Arboricultural Report be submitted by condition as the trees and hedges form the boundary between properties and therefore should be open to scrutiny by those affected by impacts on the trees. Furthermore, there is an ongoing dispute with the applicant regarding a large tree that forms the site boundary, which is reported to be unsafe. This tree should be included in any assessment.
- A pedestrian access is in place at the end of Suncroft Lane that allows for access from the large housing estate of Carrick Court. This connection has made the lane much busier and was not in place when planning was originally granted for the site in 2014 and should be considered. A Safety Assessment for Suncroft Lane was also submitted.

#### 4.0 Planning History

**F14A/0170** – Planning permission granted by the PA on the 22<sup>nd</sup> September 2014 for the demolition of the existing dwelling and out buildings and the construction of 2 no. two storey dwellings each 127 sq.m. at ground floor level and 116 sq.m. at first floor level and associated site and landscaping works, which would include the relocation of the existing vehicular entrance and the provision of a new vehicular entrance. The following condition was attached;

Condition No. 8 - The engineering requirements of Transportation Planning Section shall be strictly adhered to as follows:

(a) No development of any form including planting, fences, walls or wing walls shall exist within the area required to provide visibility from the site entrance point. The visibility requirements to be agreed with the Transportation Engineer, Transportation Planning Section.

(b) The front boundary shall be set back in accordance with submitted additional information drawing no: 133-PLA-002-Rev A to provide for future footpath. The area between the new boundary set back and the road edge shall be maintained as grass verge.

(c) The site entrance gates shall be a maximum width of four metres between piers.

(d) Entrance gates shall open inwards to the site.

(e) The vehicular entry-splay (i.e. the paved area lying between the edge of road carriageway and the gates/piers of the site entrance) shall be constructed in a bound road material or other suitable material to a detail approved by the Area Engineer, Operations Section.

(f) All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

(g) All stormwater shall be disposed of to soakpits or drains within the site and shall not discharge onto the public road.

(h) All the above works shall be carried out prior to occupation of the development and at the developer's expense according to the Specification and Conditions of Fingal County Council.

REASON: In the interests of the proper planning and sustainable development of the area.

On sites nearby:

**ABP-307952-20, (PA Ref. FS5/027/20)** – A Section 5 referral was submitted to the Board to determine whether the provision of a pedestrian access from a proposed development to Suncroft Avenue in Portmarnock, County Dublin, in compliance with



Condition No. 4 of the grant of permission ABP PL06F.248412 (P.A. Reg. Ref. No. F16A/0520) is or is not development or is or is not exempted development. The decision of the Board determined that the gated pedestrian access at lands between Carrick Court Housing Estate and Church Lane/Suncroft Avenue, Portmarnock, County Dublin is development and is not exempted development.

**PL06F.248412, (PA Ref. F16A/0520)** – Planning permission granted on the 27<sup>th</sup> November 2017 for 5 detached 2-storey houses with new vehicular access from Carrick Court. A pedestrian connection between the development and Suncroft Avenue was requested by the Planning Authority and granted as part of the development.

## 5.0 Policy Context

### 5.1. Fingal Development Plan 2017-2023

The subject site is zoned 'RS', to *'Provide for residential development and protect and improve residential amenity'*.

The site is located within an area designated for an Urban Framework Plan and is also within the boundary of the Portmarnock Urban Centre Strategy, 2010.

It is also located within Dublin Airport Noise Zone C.

The following objectives are relevant to the appeal;

**Objective PM44** - Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.

**Objective DMS24** - Require that new residential units comply with or exceed the minimum standards as set out in Tables 12.1, 12.2 and 12.3, which relate to gross floor area, aggregate living and bedroom areas, storage and room size.

**Objective DMS39** - New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.

**Objective DMS130** - Ensure that new residential developments are designed in accordance with DMURS to create low-speed environments.

### **National Planning Framework 2040**

- National planning policy seeks to consolidate development and promote efficient use of land by utilising infill and brownfield sites.
- The National Planning Framework, (NPF), contains polices that relate to the promotion of compact growth and making better use of under-utilised land, including 'infill' and 'brownfield' sites. Objective 3b seeks to 'Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

### **5.2. Natural Heritage Designations**

No designations apply to the appeal site.

### **5.3. EIA Screening**

Having regard to the existing development on site, the limited nature and scale of the proposed development and the absence of any connectivity to any 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**

The main grounds of appeal can be summarised as follows;

- The Further Information requested by the PA was not substantially complied with.
- Any report on the impact of trees and hedging should be visible to the public and open to scrutiny to those affected by it.
- A sightline drawing for a single shared access, centrally located, was requested by the PA but was not submitted. Condition No. 11 of the PA's decision refers to a shared access to be agreed but has no reference to a centrally located shared access. It is only fair that these details be public so those impacted by the location of this access are aware of its location and can voice any concerns prior to planning approval.
- A revised site plan showing the front boundary set back by 2m was requested by the PA but was not submitted with the Further Information. It is fair and reasonable that a planning application should have a site location drawing showing where the access is to be located onto a public lane so that residents and users can assess its impact.

## 6.2. Applicant Response

A response from the applicant was received on the 14<sup>th</sup> January 2021 and contains the following;

- The current application is a direct resubmission of a development previously permitted under PA Ref. F14A/0170, which was allowed to lapse in error. The proposal has not been modified.
- The request to delay the tree survey until there was a definite timeline for construction was intended to provide for the possibility of material pruning or landscaping when the property serves as a single house property. With regard to the civil issues regarding the particular tree on the property, it is understood that this is not a planning matter and it is inappropriate to comment on it.
- There is a pedestrian access in place at the end of the laneway, but it is secured with a lock that only the existing 5 houses have access to. It is not a

public thoroughfare from the broader Carrick Court housing estate, and it is our observation that the increase in footfall on the lane has been negligible.

- Fingal County Council has not taken charge of any area of the Carrick Court Close complex and as such no part of the complex is a public thoroughfare.

### 6.3. **Planning Authority Response**

A response from the Planning Authority was received on the 15<sup>th</sup> January 2021 and contains the following comments;

- The application was assessed against the policies and objectives of the Fingal Development Plan 2017-2023 and existing government policy and guidelines. The proposal was assessed having regard to the development plan zoning objective and the impact on adjoining neighbours and the character of the area.
- Having reviewed the grounds of the appeal, the PA has no further comment and it is requested that An Bord Pleanála uphold the decision of the PA to grant permission.

### 6.4. **Observations**

- No observations were received as part of the appeal.

## 7.0 **Assessment**

7.1. Having inspected the site and considered the contents of the appeal in detail, the main planning issues in the assessment of the appeal are as follows:

- Principle of Development
- Residential Amenity
- Vehicular Access
- Tree Survey
- Appropriate Assessment

## 7.2. Principle of Development

The subject site is zoned 'RS', the objective of which is to *'Provide for residential development and protect and improve residential amenity'*. Within this zoning the principle of the proposed development to demolish one house and replace it with two houses, is acceptable subject to compliance with the relevant standards / policies and objectives which are assessed in detail below.

## 7.3. Residential Amenity

Both of the replacement houses are generous in size and exceed the standards for new houses as set out in Tables 12.1, 12.2 and 12.3 of the CDP. There is sufficient space to the front of each house to provide off street parking for two cars and the private open space to the rear is in excess of the 75 sq. m required by the CDP. At 19.5m the northern elevation is quite long. However, it would be shorter than the adjoining dwelling to the north and the retention of the existing boundary hedge would lessen the visual impact on existing housing. Given the orientation of the proposed dwellings and the existing boundary treatment and planting, which is to be retained, I am satisfied that the proposed dwellings would not result in any direct overlooking of the adjoining properties facing onto Suncroft Lane.

There would be a separation distance of approximately 28m between the rear elevation of House B and the existing property to the east at Woodford. This would be in excess of the 22m recommended in the CDP and would be sufficient to prevent direct overlooking. I note that there is extant permission, (PA Ref. F15A/0317), for a detached house to the side of the existing house on Woodford, which would be positioned approximately 1.6m from the eastern boundary of the site. This dwelling has not been constructed and permission would be due to expire this year if not implemented or extended. The permitted dwelling has been designed to face away from the subject site with only a bathroom window at first floor level facing onto the site. As such I am satisfied that any undue overlooking of the adjoining site would not result from the proposed development.

In consideration of the size and location of the proposed dwellings, I am satisfied that they would provide a sufficient level of amenity for future residents and would not result in any undue impact on existing residential amenity in terms of overlooking or loss of privacy. Drawings submitted with the application contain a preliminary shadow study for the proposal which reviewed the conditions on the 22<sup>nd</sup> September. The results of the study detailed that the neighbouring properties would not be subject to significant overshadowing as a result of the proposal. Given the orientation of the site and the separation distances between existing dwellings, I am satisfied that the proposal would not result in any undue overshadowing of adjoining properties.

#### 7.4. Vehicular Access

The grounds of appeal contend that the applicant did not adequately respond to the AI request and as such was not in accordance with Article 33, (3) of the Planning and Development Regulations. It is at the discretion of the PA to determine whether it seeks clarification of the matters dealt with in the applicant's response is required as per Article 33, (3), (a). In this instance the PA decided that the matters did not require clarification and could be addressed by way of condition.

Primary to the grounds of appeal are the proposed access arrangements for the houses and the impact of the proposal on the pedestrian safety on the lane which will be addressed below.

Suncroft Avenue is a narrow laneway that is accessed from Strand Road. It is a shared carriageway without footpaths or median line which serves about 10 individual houses. The entrance to the lane curves behind commercial development facing onto Strand Road and the straight section of the lane behind this is approximately 76m in length. At the end of the laneway, there is a pedestrian access from the Carrick Court residential development, which was recently the subject of a Section 5 referral to the Board, (ABP-307952-20), as detailed in Section 4.0 above.

It is a requirement of the PA that a shared entrance for both houses with adequate sightlines be provided. I note that, as per DMURS, the PA have requested that sightlines of 23m in either direction are required. Given the position of the site

towards the centre of the lane, it is my view that sightlines of this distance, or close to it, can be achieved. I note that the existing entrance to the site cannot achieve the sightline required by DMURS as the neighbouring boundary treatment restricts views to the north of the site until the exiting car has entered the carriageway.

Whilst I am not convinced that having two vehicular access points opposite each other would lead to a significant conflict on the laneway, given its narrow nature and restricted speed, I am of the view that having one centrally positioned access point to the site would allow for improved sightlines along the laneway and would be preferable to providing another entrance onto the lane.

Although the exact position of the entrance is not stated by the PA, it is most likely that a centrally positioned entrance would have the best possibility of achieving the adequate sightlines. Therefore, I would agree with the condition attached by the PA and, am of the opinion that the exact location of the entrance cannot be dictated as this will depend of the provision of adequate sightlines in both directions.

In order to allow for safer movements on the laneway the PA require that a 2m setback from the edge of the blacktop surface be provided. I note that the same requirement was agreed under the previous planning application, (PA Ref. F14A/0170), and the agreed layout formed part of the current application.

In my opinion, the setback would help to achieve the sightlines required to provide a safe access arrangement, whilst also providing more space adjacent to the carriageway which would allow for safer pedestrian movement. The appellant also raised concerns regarding the increase in pedestrian footfall on the laneway as a result of the pedestrian access to the new development at Carrick Court. However, given the low vehicular speeds required to access the narrow lane, I am of the opinion that any increase in pedestrian movement would not result in a significant additional hazard for users of the laneway. Furthermore, the opportunities for improving the existing pedestrian environment on the laneway are limited. The provision of a new vehicular access with improved sightlines and a 2m setback, would help to improve the existing pedestrian environment on the lane.

## 7.5. Tree Survey

Apart from a section of blockwork wall along the southern boundary of the site, the site boundaries comprise mature hedgerow with some mature trees in place along the front and northern boundary and towards the centre of the site. A mature hedge also divides the site into two sections on a north-south axis. The proposed development would require the removal of this hedge and all other planting throughout the centre of the site. It is proposed to retain the existing planting along the boundaries. Given the mature setting of the site and the existing boundary treatments, I would agree with this approach.

Third party observations to the Planning Authority make reference to an ongoing legal issue regarding the boundary between the subject site and an adjoining property. This is, however, a civil matter to be resolved between the parties, having regard to the provisions of s.34(13) of the 2000 Planning and Development Act and as such is not addressed within this appeal.

Although the site is located within an area designated as a 'Highly Sensitive Landscape' within the CDP, the immediate context of the site does not contain any specific landscape features of note. It is also noted that none of the trees on the site are protected by a Tree Preservation Order and as such no specific permission is required to remove the trees from inside the site.

The retention of the mature trees and planting on the site is of benefit to the attractiveness of the proposed development and also for the wider streetscape and adjoining properties. Therefore, I agree with the PA that a tree survey should be submitted prior to the commencement of development and am of the opinion that given the context of the site, that this is adequately addressed by way of a condition and requires no additional third party input.

## 7.6. Appropriate Assessment

The appeal site is neither within nor immediately abutting any European site. The closest European sites are the Baldoyle Bay SAC & SPA, which are approximately 0.25km and 0.35 km away from the site. However, there is no direct link or connection to these sites.



Having regard to the nature and scale of the proposed development and the location of the site in a serviced urban area 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 have a significant effect individually or in combination with other plans or projects on a European site.

## 8.0 Recommendation

I recommend that planning permission is granted for the proposed development in accordance with the following reasons and considerations

## 9.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development, for the demolition of an existing house and its replacement with 2 x 2 storey dwellings of 243sq. m respectively, it is considered that subject to the conditions set out below, the proposed development would be in accordance with the policies and objectives of the Fingal County Development Plan 2017-2023, and the RS zoning for the site, and would not seriously injure the visual or residential amenities of the area or the amenities of property in the vicinity of the site. 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 carried out and completed in accordance with the plans and particulars lodged with the application [as amended by the further plans and particulars submitted on the 28 <sup>th</sup> day of October 2020 and by the further plans and particulars received by An Bord Pleanála on the 14 <sup>th</sup> day of December, 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
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	<p>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><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The proposed 2m high front boundary wall shall be omitted and replaced with a 1.2m high estate type railing or similar with hedge planting on the inside.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of visual amenity.</p>
3.	<p>(a) An accurate tree survey of the site, which shall be carried out by an arborist or landscape architect, shall be submitted to the planning authority prior to commencement of development. The survey shall show the location of each tree on the site, together with the species, height, girth, crown spread and condition of each tree, distinguishing between those which it is proposed to be felled and those which it is proposed to be retained.</p> <p>(b) Measures for the protection of those trees which it is proposed to be retained shall be submitted to, and agreed in writing with, the planning authority before any trees are felled.</p> <p><b>Reason:</b> To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.</p>
4.	<p>The developer shall comply with the following transportation requirements:</p> <p>a) The location and details of a shared entrance for the two residential units shall be agreed in writing with the Planning Authority along with the detailing of the boundary treatment prior to construction to ensure sufficient sightlines and pedestrian inter-visibility.</p>

	<p>b) The boundary of the proposed development with Suncroft Avenue shall be setback 2m from the edge of the blacktop surface of Suncroft Avenue to facilitate the future provision of a footpath.</p> <p>c) No objects, structures or landscaping shall be placed or installed within the visibility triangle exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility envelopes.</p> <p>d) All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.</p> <p><b>Reason:</b> In the interest of the proper planning and sustainable development of the area.</p>
5.	<p>The site development and construction works shall be carried out such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.</p> <p><b>Reason:</b> To protect the residential amenities of property in the vicinity.</p>
6.	<p>Site development and building works shall be carried out only between the hours of [0800] to [1900] Mondays to Fridays inclusive, between [0800] to [1400] hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
7.	<p>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.</p> <p><b>Reason:</b> In the interest of public health.</p>
8.	<p>The applicant shall comply with the requirements of Irish Water.</p>

	<b>Reason:</b> In the interest of public health.
9.	The houses shall be fitted with appropriate noise insulation, having regard to the location of the site within Noise Zone C associated with Dublin Airport. <b>Reason:</b> In the interest of proper planning and sustainable development.
10.	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. <b>Reason:</b> 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.

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Elaine Sullivan  
Planning Inspector

5<sup>th</sup> May 2021