



An
Bord
Pleanála

Inspector's Report

ABP-311729-21

Development	Demolition of existing garages, subdivision of site, and construction of 2 no. houses and ancillary site works.
Location	Rear of Columcille, 8 Carlton Terrace, Novara Avenue, Bray, Co. Wicklow, A98 EK07
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	21574
Applicant(s)	Rosaleen Roche
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	John Kenny
Observer(s)	None
Date of Site Inspection	6 th January 2022
Inspector	Ian Boyle

1.0 Site Location and Description

- 1.1. The site is at the rear of Columcille, No. 8 Carlton Terrace, Novara Avenue, Bray, Co. Wicklow, A98 EK07. No. 8 is owned by the Applicant, as shown on the drawings accompanying the application, and accommodates a terraced two-bay three-storey house. The house faces southwards towards Novara Avenue.
- 1.2. The appeal site is orientated northwards and accessed from Fatima Terrace, which is a narrow residential street running in an east - west direction. Bray Town Centre (Main Street) is roughly 90m to the west and the Bray DART Station is approximately 750m to the east.
- 1.3. There is single-storey flat roof garage facing onto the street and there are other outbuildings situated deeper into the site. The garage is on the shared boundaries with the adjoining properties to the east and west, respectively. It has an overall height of 3.75m, approximately, and is accessible through a blue timber door. There is a similar garage on the abutting site to the west, and a private laneway runs between it and a row of terrace houses further to the west – the closest of which is No. 6 Hudson Terrace.
- 1.4. The structure at the rear (south) part of the appeal site has a pitched roof and runs along a partial section of the shared boundary to the west. It is offset from the property to the east by roughly 3.8m, which is bungalow called Carlton Cottage. Carlton Cottage is setback from the shared boundary by roughly 0.6m.
- 1.5. There are planted trees and vegetation in the rear section of the appeal site and along its western side which provides a level of screening between the two properties.
- 1.6. The surrounding area is mainly characterised by a mix of housing, commercial, and retail development. The site has a stated area of approximately 182sqm.

2.0 Proposed Development

- 2.1. The proposed development is for the demolition of the onsite buildings (112 sqm approximately) and construction of 2 no. houses (260sqm including 36sqm car port).

- 2.2. The Planning Authority requested further information on 30th June 2021, including in relation to potential overshadowing on the adjoining property to the east (Item 1), exit sightlines from the proposed car parking spaces (Item 2), details of proposed privacy screens intended to address potential overlooking (Item 3), and details confirming that the proposal would not undermine the structural integrity of adjacent property and confirmation of legal interest to carry out the proposed works (Item 4).
- 2.3. The Applicant responded with further information on 8th September 2021, which included an overshadowing study (completed by a Sunlight and Daylight Consultant) concluding that there would be no unacceptable impacts on neighbouring properties, a drawing demonstrating that sufficient exit sightlines could be achieved, proposed balcony screening details, confirmation from a structural engineer that there would be no issues regarding potentially undermining the integrity of adjoining property, confirmation of legal interest, and details of how surface water runoff would be disposed of.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority granted permission on 29th September 2021, subject to 8 no. conditions. The conditions were mainly standard and included:

- Payment of a financial contribution (Condition 2)
- A requirement to complete resurfacing works on the public road (Condition 3),
- Preparation of a Construction Management Plan (Condition 7)
- Restrictions on site working hours (Condition 8)

3.2. Planning Authority Reports

3.3. Planning Reports

- The Planning Report notes that this is a town centre zoned site and currently used to accommodate a garage / shed / chalet structure, which has vehicular access from Fatima Terrace.

- The redevelopment of the site is welcome and would have a positive impact on the streetscape. The site is behind the town centre and not on the main shopping thoroughfare. Existing properties on this cul-de-sac are predominantly residential. A residential use is permitted in a town centre zoned site.
- There is a mixture of house types on the street. The proposed houses are contemporary in design and three storeys in height with a proposed 8.6m high flat roof. The appearance of the dwellings would be satisfactory.
- The Development Plan requires 50sqm of private open space (POS) for 1 and 2-bedroom dwellings. The units are for 2-bedrooms and are provided with satisfactory POS, including a 25sqm rear garden.
- The development would allow for two onsite car parking spaces. Having regard to the movements associated with the existing development, the proposal for onsite parking, and the limited scale of development proposed, it is considered that the parking arrangement is satisfactory.
- The section drawings show the height of the existing structures are similar to the proposed first level terrace screen. However, the existing buildings are setback from the eastern boundary. The further information submitted shows that the proposed development would not significantly overshadow the rear amenity space of adjoining property. It is also considered that the development would not result in significant additional overbearing or overlooking effects, subject to screening of the terraces.

3.4. Other Technical Reports

Engineer: First report – No objection and requested further information regarding the proposed demolition and construction strategy (17th June 2021). Standard condition recommended. Second report – Recommended refusal as the vehicular access from Main Street was considered deficient and that there would be a high level of conflict with pedestrians. Any development that creates additional vehicular movements at Fatima Terrace would give rise to an acceptable increase in pedestrian and traffic safety issues (26th October 2021).

3.5. **Prescribed Bodies**

Irish Water: No objection, subject to standard conditions.

3.6. **Third Party Observations**

A number of third party observations were received by the Planning Authority. The main concerns raised were that the:

- Proposed height and size of the development would be excessive.
- Proposal would result in overshadowing, loss of light, overlooking and overbearing impacts.
- Proposed 3-storey height would be out of character with the surrounding area.
- Construction phase would have an impact on surrounding properties and devalue them.
- The proposed work to shared walls would result in a barrier to maintenance and upkeep for adjacent properties.

4.0 **Planning History**

None.

5.0 **Policy Context**

5.1. **Bray Municipal District Local Area Plan 2018-2024**

Zoning

- 5.1.1. The site is zoned 'Town Centre' under the Bray Municipal District Local Area Plan 2018-2024 ('LAP').
- 5.1.2. The LAP states that the objective of this zoning is to provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use, and to provide for 'Living Over the Shop' residential accommodation, or other ancillary residential accommodation.

- 5.1.3. The zoning seeks to develop and consolidate existing town centres, to improve vibrancy and vitality with the densification of appropriate commercial and residential developments, ensuring a mix of commercial, recreational, civic, cultural, leisure, and residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of resident, visitor and workers alike. The zone will strengthen retail provision in accordance with the County Retail Strategy, emphasise town centre conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhance and develop the existing centres' fabric.

Other Relevant Policy

BT3

Generally, a height of 4 storeys (including ground floor) will be considered appropriate in the Bray 'town centre' zone, irrespective of adjoining property heights. However, the Council may permit heights above this, where the specific context of the site and the design of the building allow it (for example where additional storeys are set back from street frontage).

Residential Zonings

It is an aim of this plan to focus new residential development into the existing built envelope of the districts' three settlements. While the 'Town Centre' zones in Bray and Enniskerry, the 'Primary Zone' in Kilmacanogue and the 'Existing Residential' / 'Secondary Zone' areas all present significant housing opportunities through redevelopment, infill and backland developments, these areas are not sufficient in size and scope to accommodate all of the required future housing growth in the area.

- 5.1.4. The site is within a Zone of Archaeological Potential (Map H3 'Heritage Objectives').

5.2. Wicklow County Development Plan 2016-2022

The following objectives from the Wicklow County Development Plan 2016-2022 ('Development Plan') are considered relevant:

Chapter 2 – Vision and Core Strategy

Bray is defined as a ‘Metropolitan Consolidation Town’ in the Development Plan and described as a strong active settlement within a metropolitan area with strong transport links.

The settlement strategy aims to physically consolidate the growth of the metropolitan area of Dublin by focusing new housing within its existing footprint and planning its conjunction with new high quality public transport investment.

Chapter 4 Housing

HD2

New housing development, above all other criteria, shall enhance and improve the residential amenity of any location, shall provide for the highest possible standard of living of occupants and in particular, shall not reduce to an unacceptable degree the level of amenity enjoyed by existing residents in the area.

HD19

In many settlements in the County, there are sites and areas in need of development and renewal, in order to prevent:

- a. adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,*
- b. urban blight and decay,*
- c. anti-social behaviour, or*
- d. a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses*

4.3.4 Densities

It is an objective of the Council to encourage higher residential densities at suitable locations, particularly close to existing or proposed major public transport corridors and nodes, and in proximity to major centres of activity such as town and neighbourhood centres... In existing residential areas, infill development shall generally be at a density that respects the established

character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties.

Volume 3 – Appendix 1 – Development Design Standards

The Development Plan under 'Volume 3 - Appendix 1 – Development Design Standards' sets out the requirements with respect to development and design standards. It sets out the principal factors that should be considered in the design of new development, including residential development.

The Development Plan requires that 2 no. off-street car parking spaces will normally be required for dwellings comprising two or more bedrooms.

5.3. National Policy

- *National Planning Framework; Ireland 2040 Our Plan (NPF).*
- *Design Manual for Urban Roads and Streets (2019).*
- *Urban Development and Building Heights Guidelines for Planning Authorities (2018).*

5.4. Natural Heritage Designations

No natural heritage designations apply to the subject site.

The closest European Site is Bray Head SAC (Site Code: 000714), which is approximately 1.5km to the southeast. The site is also a designated pNHA (Site Code: 000714).

The Ballyman Glen SAC and pNHA (Site Code: 000713) is roughly 2.2km to the west.

The Knocksink SAC (Site Code: 000725) is roughly 4.2km to the west.

The Wicklow Mountains SAC (Site Code: 002122) and SPA (Site Code: 004040) are roughly 8km to the west, respectively.

5.5. EIA Screening

Having regard to the nature and relative small scale of the proposed development, which comprises the demolition of existing outbuildings on the site and construction of 2 no. dwellings and ancillary works, the nature of the receiving environment, and proximity to 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 has been received from a resident in the area (No. 7 Carlton Terrace), which is the property to the southwest of the appeal site. The main grounds of appeal are as follows:

- The proposed height of the development does not fit with the neighbouring buildings on Fatima Terrace or Carlton Close.
- The development needs to be reduced in height to match that of the adjoining bungalow 'Carlton Cottage'. There would be unacceptable overshadowing on adjoining sites.
- The proposed development would seriously affect the privacy afforded to No. 7 Carlton Terrace. The proposed balconies should be replaced by Juliet balconies.
- The proposal is overdevelopment of the site and there would be additional traffic on the street.
- The development would be on the shared boundary wall.
- There are discrepancies between drawings.
- The Appellant states that they would not permit any new development on their property.
- The proposal would devalue their property and of others in the area.

6.2. Applicant Response

- None.

7.0 Assessment

The main planning considerations relevant to this appeal case are:

- Layout and Design
- Residential Amenity
- Traffic
- Appropriate Assessment

7.1. Layout and Design

- 7.1.1. The subject site is an infill 'town centre' zoned site located on an established residential street (Fatima Terrace). It is a short walking distance to Bray town centre – Main Street is less than a 1-minute walk to the west (90m). Despite its central location, and setting within a residential area, the site is underutilised and presents as poor quality street frontage in the form of an old precast concrete flat-roof garage.
- 7.1.2. The adjoining properties on each side of the appeal site are residential and there is a footpath on the far side of the street. The surrounding area consists of a mix of housing styles and there is no single prevailing building type or design. The overall style, appearance and scale of the proposed development would generally be in keeping with its receiving environment.
- 7.1.3. The design of the proposed dwellings includes for 2 no. 3-storey flat-roof houses. The groundfloor comprises a separate car port / garage for each unit, which would be positioned on the front (northern) boundary of the site, and, therefore, be consistent with the building line set by the existing garage structure. The proposed first and second floors are setback from the street edge, thereby, providing good visual relief. The first floor would be setback by roughly 1 – 1.4m, whilst the second floor would have a private terrace at the front of each unit (9sqm) with the main façade setback by approximately 3.5m – 4m.

- 7.1.4. The rear first floor would be setback from the first floor of the opposing dwelling to the south (No. 8 Carlton Terrace) by approximately 11.4m and there would be a minimum separation distance of 23m between the proposed and existing second floors of each house.
- 7.1.5. The Development Plan states that 1 and 2 bedroom houses should generally be provided with a minimum of 50sqm private open space (POS). Taking account of the rear gardens and the external terrace, the proposed dwellings would have a total of 49.5sqm and 51 sqm of private open space, respectively. I consider the provision of POS satisfactory.
- 7.1.6. The overall height of the development would be approximately 8.6m. This would be taller than the adjacent dwelling to the east (Carlton Cottage), but still in keeping with the general overall height of the surrounding area. I note that No. 6 Hudson Terrace – which is the west, and on the far side of the laneway – is approximately 7.6m in height. In addition, the houses to the south of the site, including those facing onto Novara Avenue, are somewhat taller.
- 7.1.7. In summary, I consider that the proposal would be in accordance with Objective BT3 of the Bray LAP, which generally allows for building heights of up to four storeys in the Town Centre Zone. Therefore, despite the concerns raised, I do not consider that the proposed development should be reduced in height, and certainly not to the extent that it would match the adjoining bungalow (Carlton Cottage).
- 7.1.8. The main proposed external finishes would be a combination of render, metal style cladding and glazed windows and doors, which would provide a good quality aesthetic (see Drwg. No. XT-517-004). The fenestration and arrangement of windows at the front of each house would be different to the other houses on the street and the development would adopt a more modern appearance than the other houses in the area. However, it would offer a welcome diversity, in my view, whilst also respecting the legibility of existing residential houses on the street.
- 7.1.9. In summary, I consider that the design and layout of the proposed development is appropriate, in keeping with its surrounding context, and that it would improve the quality of the streetscape on Fatima Terrace.

7.2. Residential Amenity

- 7.2.1. The Appellant raises various concerns in relation to potential residential amenity impacts that would be incurred by their property and surrounding area.
- 7.2.2. In relation to the likelihood of inappropriate overlooking of adjoining properties, there are no proposed windows on the gable ends of either house. The main potential for overlooking, therefore, would be from the upper-level terraces, particularly the first-floor terraces facing the rear of the site.
- 7.2.3. In response to the Planning Authority's request for further information, the Applicant submitted drawings of the proposed terrace screening at 1.6m in height and which include fins that would assist in preventing angled views into adjacent residential properties.
- 7.2.4. In my opinion, this would provide limited relief from potential overlooking, particularly as the screens extend to only 1.6m in height and that a person of average height would still be able to see over this, notwithstanding the information shown on the Applicant's drawings. More importantly, however, is that the quality of the POS would be significantly comprised as the screening would take the form of tall aluminium panels situated around the full extent of each side of the terrace, which would be not conducive to performing as good quality POS, in my opinion. The space would be enclosed by tall screens, which could also impede light entering the balcony and, potentially, the sitting room.
- 7.2.5. Therefore, I consider that it would be appropriate to omit the rear facing first-floor balconies from each dwelling and that this should be done under condition. Each unit would have access to approximately 38 – 39 sqm of POS, which is less than the 50sqm that is generally by the Development Plan under Appendix 1 ('Development and Design Standards'). However, I consider that there are mitigating circumstances that support this reduction in POS provision.
- 7.2.6. The appeal site is within a 2-minute walking distance of Bray town centre and the locality has a range of recreational amenities within a short distance, which would be available to the development and its future residents. The site is close to a regular, high-capacity public transport service, where greater densities are encouraged by both the Development Plan and relevant national policy, including the NPF. Bray

DART Station is approximately a 9-minute walk (750m) to the east and there are numerous bus services and stops along Main Street to the west.

- 7.2.7. In addition, the other POS areas proposed are good quality and spacious, particularly the rear gardens, which are approximately 25sqm and have a patio and 2.5m high screen of trees along the shared boundary to the south. I note also that although the submitted 'Proposed Site Layout (Ground Floor Plan)' shows the proposed gardens would be 25sqm, the drawing dimensions indicate the gardens are slightly larger than this and would, instead, be approximately 27sqm. Therefore, the remaining amount of POS would be sufficient and acceptable, in my opinion.
- 7.2.8. In relation to potential overshadowing, I note that the Applicant provided a detailed overshadowing assessment as part of further information submitted to the Planning Authority. The shadow projections plot the sun path at various times of the day and month to identify the extent of potential overshadowing on adjacent houses and gardens.
- 7.2.9. The assessment concluded that there would be little or no impact on the surrounding properties. I have considered the assessment against the provisions of 'BS 8206-2:2008 (British Standard Light for Buildings - Code of Practice for Daylighting)' and 'BRE 209 - Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (2011)'. Both documents are referenced in the Section 28 Ministerial Guidelines on 'Urban Development and Building Heights (2018)'. I also note that Appendix 1 (Page 8) of the Development Plan states that residential layouts shall ensure adequate sunlight and daylight and be in accordance with 'Site layout planning for daylight and sunlight: a guide to best practice' (BRE 1991).
- 7.2.10. Regarding the potential overshadowing impact on third parties, I note that a series of shadow projection diagrams have completed by the Applicant. The diagrams do not provide illustrations that make a comparison between the existing and proposed scenarios for 21st March (3pm), which is the required test date according to the relevant guidance. [I note that the Applicant has, instead, selected times of 12pm, 2pm, and 4pm for various days of the year.]
- 7.2.11. However, the diagrams still provide a useful indication of the likely overshadowing impacts that would potentially be incurred by adjacent properties. In addition, I have carried out a physical inspection of the appeal site, and its surrounding vicinity, and

viewed the technical drawings accompanying the application. Due to the minimum back-to-back separation distances between the proposed development and adjacent properties, including Nos. 7, 8 and 9 Carlton Terrace, which would be a minimum of 23m at opposing first floor level, and the overall height of the proposed development at three-storeys, and similar to the existing and prevailing height in the area, I am satisfied that there would no significant overshadowing impact on adjacent residential properties, or their associated amenity spaces.

- 7.2.12. It is further noted that given the orientation of the sun path, which is from the south, that most of the overshadowing created by the proposed development would be cast northwards, away from residential properties, and instead directed mainly onto the street (Fatima Terrace).

7.3. Traffic and Access

- 7.3.1. The proposed development provides 1 no. car parking space per dwelling. The Development Plan states that 2 no. off-street car parking spaces will normally be required for dwellings comprising two or more bedrooms.
- 7.3.2. However, I consider that the shortfall of one car parking space would be appropriate in this case due to the site being within a short walking distance of the town centre and frequent public transport services, the good availability of amenities and facilities in the vicinity, and that the additional traffic movements caused by the development would not be excessive. I note also that the appeal site already accommodates an existing garage used for car parking, and that this would be demolished as part of the proposal to redevelop the site.
- 7.3.3. In relation to sightlines, I note that the Applicant provided drawings at further information stage. The drawings demonstrate that good visibility is available in either direction of the site and that sightlines are in accordance with the relevant engineering guidance for an urban environment.
- 7.3.4. In relation to additional traffic entering Main Street from Fatima Terrace, I do not consider that given the limited scale of the proposed development on a residential street, together with the extant use of the site, which accommodates an existing vehicular garage, that there would any discernible increase in traffic movements that could give rise to being a traffic hazard.

7.4. **Appropriate Assessment**

Having regard to the nature and small scale of the proposed development, which is for two infill dwellings and ancillary site works, located within an urban and serviced area, and the distance from the nearest European site, no Appropriate Assessment issues arise. Therefore, 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. I recommend that planning permission be granted for the reasons and considerations set out below.

9.0 **Reasons and Considerations**

9.1. Having regard to the provisions of the *Bray Municipal District Local Area Plan 2018-2024*, the *Wicklow County Development Plan 2016-2022*, including the town centre zoning objective for the site, and to the nature, design and layout of the proposed residential development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would provide an acceptable standard of amenity for future residents, and be acceptable in terms of traffic safety. 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 8 th September 2021 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
---	--

	<p>commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
	<p>The proposed development shall be amended as follows:</p> <p>(a) The first floor terrace (12sqm) at the rear of each proposed dwelling shall be omitted.</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>Reason: In the interests of visual and residential amenity.</p>
3	<p>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.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
4	<p>Construction and demolition waste shall be managed in accordance with a Construction Waste and Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The Plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>

5	<p>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 the waste and, in particular, recyclable materials and for the ongoing operation of these facilities within each house plot 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.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment</p>
6	<p>Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.</p> <p>Reason: In the interest of visual amenity.</p>
7	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 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>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
8	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the Planning Authority.</p> <p>Reason: In the interest of public health.</p>
9	<p>Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
10	<p>The developer shall pay to the planning authority a financial contribution respect of public infrastructure and facilities benefitting development in the area of the planning authority that is provided or intended to be provided by or on behalf of</p>

	<p>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 the 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 developers or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
--	--

Ian Boyle
Planning Inspector

25th January 2021