



An  
Bord  
Pleanála

## Inspector's Report

### ABP-314236-22

<b>Development</b>	Demolition of existing bungalow and construction of 16 residential units.
<b>Location</b>	Bawnafinny, Tower, Blarney
<b>Planning Authority</b>	Cork City Council
<b>Planning Authority Reg. Ref.</b>	2140563
<b>Applicant(s)</b>	Gleann Fia Homes Limited.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Refuse
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Gleann Fia Homes Limited.
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	24.05.2023.
<b>Inspector</b>	Fiona Fair

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## **1.0 Site Location and Description**

- 1.1. The subject appeal site (c. 0.548ha) is located within the townland of Bawnafinny within the Cork City Development Boundary and the Urban Village of Tower. The site is located at the south-eastern end of the village (approx. 700m southeast of the village centre) approx. 4 Km to the southwest of Blarney Town and 9.5Km to the northwest of Cork City. The site is served by the Kerry Pike Road which runs to the south of the site.
- 1.2. The area surrounding the site is characterised by a mix of uses, but is primarily residential in character, with the lands immediately adjoining the site to the south and east having all been developed or are currently being developed for residential use (“Gleann Fia”) and generally comprise two storey detached, semi-detached and townhouse dwellings.
- 1.3. The site currently hosts a vacant bungalow and a large mound of earth fill, it is bounded to the north by an extensive woodland area which is further bounded by the River Shournagh. Muskerry Golf Course, agricultural fields and detached dwellings are located to the south. Boundaries to the east comprise a concrete wall staggered in height. The western boundary is ill defined, comprising security fencing.
- 1.4. The site is lower than the road level and levels fall from its highest point along its south eastern and eastern sides to its lowest point to the north / northwest, abounding the Shournagh River.

## **2.0 Proposed Development**

- 2.1. Permission is sought for:
  - The demolition of an existing bungalow and removal of its septic tank,
  - The construction of a residential development consisting of 16 no. two storey dwellings, with optional sunrooms to the rear,
    - 12 number three bedroom dwellings
    - 4 no. four bedroom dwellings
  - Provision of a new boundary wall with vehicular entrance access from the Bawnafinny Road only.

- Completion of landscaping and site development works.

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

Consequent to additional information (AI) being requested permission was refused for one number reason, namely:

1. “The development as proposed would be contrary to Policy SC 3 - 1 of the Cork County Development Plan 2014 - 2020 and to the Ministerial Guidelines issued to planning authorities under section 28 of the Planning and Development Act, 2000 on Childcare Facilities, 2001 and would, therefore, be contrary to the proper planning and sustainable development of the area.”

AI was requested in relation to childcare provision, amenity, ecology, environment, roads, traffic management, Irish water and site levels.

#### **3.2. Planning Authority Reports**

##### **3.2.1. Planning Reports**

- The planners report considered that if permitted, the resultant housing scheme cumulatively will amount to a total of 129 dwelling units. The absence of a creche facility was raised by way of further information and this was not addressed satisfactorily by the applicant in their AI response. To address by way of condition, would give rise to a permitted scheme that is substantially different to that originally proposed and which would give rise to different planning considerations. To omit a creche/childcare facility from this development, would result in a poorly integrated new residential development and the absence of a key piece of social infrastructure for the wider Tower area.
- To allow this development to go ahead without any such provision to be provided for would not accord with the relevant childcare guidelines, would go against what was stated in the Cork City Childcare Report and would be contrary to the proper planning and sustainable development of the area.

### 3.2.2. Other Technical Reports

- Cork City Childcare Committee: Report on file refers to occupancy information collected on the 5<sup>th</sup> April 2022. It concludes that the services available in the area are struggling to meet current childcare demands.
- Conservation Report: Report, dated 05/07/2022, states that the Bridge is a protected structure and is also listed on the National Inventory of Architectural Heritage (NIAH Ref. No. 20907333). AI is requested with respect to photographic inventory, detailed proposed drawings on each proposed pedestrian option is to be structurally achieved and how conservation repairs shall be carried out. Detailed illustrations of the design and materials of the footbridge, railings and deck outlining the conservation justification for the proposed design and materials chosen. Details of lighting and signage schemes.
- Area Engineer – report dated 04/07/2022, states no objection subject to conditions.
- Traffic – report dated 05/07/2022, states Further information is requested.
- Urban Roads and Street Design – report dated 04/07/2022, states Further information is requested.
- Tree Officer – Executive Parks & Landscape Officer Parks and Recreation. Report on file (undated) states CFI is requested with respect to design of the northern boundary and retaining treatment, more detailed design drawings and supporting documents from applicants engineer and arborist are required to clarify how the trees will not be impacted.
- Environment – report on file. No objection subject to conditions.
- Rural water - report on file. No objection subject to conditions.
- Drainage - report on file. No objection subject to conditions
- Contributions: report on file. No objection subject to conditions

### 3.3. Prescribed Bodies

- Irish Water: Report (8<sup>th</sup> September 2021) states: The proposed connection can be facilitated at this time.
- TII - report on file. No observations to make.
- Inland Fisheries Board – report on file. IFI ask that IW signifies there is sufficient capacity in existence so that it does not overload either hydraulically or organically existing treatment facilities or result in polluting matter entering waters. Ask to be informed when FI is submitted and when a decision is reached.

### 3.4. Third Party Observations

Two third party submissions are on file which are summarised in the Planners report as follows:

- A 1.8m high block wall should be constructed along the entire length of the western boundary wall. A mesh fence is not sufficient for this boundary.
- Flooding concerns: the properties to the west are lower than that of the site. Adequate infrastructure should be in place to deal with any potential flooding concerns.
- The site layout does not adequately take into account the adjacent woodland (coniferous commercial woodland) to the north of the site.
- In the interest of public safety, the dwellings should be placed further from the trees. (12 metres)
- Accurate survey information should be submitted.
- Cutting and filling within 3.6m of the northern site boundary should be avoided.
- The layout should be configured to eliminate back gardens backing onto the boundary.

## 4.0 Planning History

**ABP 04.221641 / Reg. Ref. 06/4407** Split decision Permission Granted for the demolition of 2 no. houses, construct 151 no. residential units, creche, ESB substation, sale signage, associated site works, amenity walk. Permission Refused for 17 of the 168 dwellings sought.

**Reg. Ref. 08/9632** Permission GRANTED for the demolition of existing bungalow, removal of 2no. septic tanks, provision of a new connection for existing dwelling to proposed foul sewer system within proposed development, provision of new natural stone boundary wall & entrance, temporary construction entrance, removal of 9 no. terraced units 22b to 30b and 4no. terraced units 31b to 34b (13no. units in total), The provision of 24no. houses (change of site layout, increase in site area, increase in house density from that previously granted under planning ref.no. 06/4407), provision of natural stone road boundary wall with railing over, pedestrian access, pedestrian access ramp, neighbourhood & local play areas & associated site works and services.

### **Adjoining site to the east (Gleann Fia Development)**

**08/5590** Permission GRANTED for the following: alterations to permitted residential development 06/4407 to include change of 12 no. house types B to B1, alterations to elevations of 138 no. dwellings.

**08/7971** Permission GRANTED for amendments to residential development permitted under pl.reg. no's 06/4407 and 08/ 5590 to provide revised floor and road levels in that part of the development containing creche and dwellings no's 105b to 110b (inclusive) and 127b to 143b(inclusive) and associated minor alterations to site layout.

**08/8870** Permission GRANTED for amendments to two dwellings permitted under Pl. Reg. Nos.06/4407 and 08/5590

**09/4638** Permission GRANTED for residential development of 20no. houses to replace 18no. houses for which residential development was granted permission under planning ref.no. 06/44 07 & 08/5590 & associated site works & services.

**18/5562/ ABP - 303016 - 18** Permission GRANTED for the following:

- 1) the demolition and removal of partially completed 6 no. residential units,
- 2) the construction of 60 no. dwelling houses (comprising of 38 no. 4 bed units with optional rear sunroom and optional side ground floor windows and 22 no. 3 bed units (8 no. 3 bed units with optional rear sunroom and optional side ground floor windows and 14 no. 3 bed units with optional side ground floor windows))
- 3) all associated ancillary development works including access, footpaths, parking, drainage, landscaping and amenity areas and the removal of the existing marketing kiosk at the entrance to the site on completion of the housing development. A special development contribution was attached to the permission for the provision of a pedestrian and cycle bridge (Tower Bridge) to improve connectivity to the village.

**19/33001** Permission GRANTED for the following:

Phase 2 development at Gleann Fia, Bawnafinny (townland), Tower, Blarney, Cork comprising:

- (1) The removal of existing temporary construction compound;
- (2) The change in levels to estate roads and 22 no. dwelling houses permitted under Cork County Council Ref. No. 18/5562 (Phase 1) and
- (3) The construction of 40 no. dwelling houses permitted under Phase 2 (all units will have an option of side ground floor windows and 31 no. units will have an option of a rear sunroom, and
- (4) All associated ancillary development works including access, footpaths, parking drainage, landscaping and amenity areas.

## **5.0 Policy Context**

### **5.1. Development Plan**

**Cork City Development Plan 2022 -2028**



The subject site is Zoned “ZO 01” - “Sustainable Residential Neighbourhoods” with the associated land use objective: “To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.”

Section 12.24 of the Plan sets out overarching objectives for development in all zones, with regard to ZO 1 Sustainable Residential Neighbourhoods, it states:

#### ZO 1.1

The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City’s built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents.

#### ZO 1.2

Development in this zone should generally respect the character and scale of the neighbourhood in which it is situated. Development that does not support the primary objective of this zone will be resisted.

#### ZO 1.3

Primary uses in this zone include residential uses, crèches, schools, home-based economic activity, open space and places of public worship.

#### ZO 1.4

Uses that contribute to sustainable residential neighbourhoods are also acceptable in principle in this zone provided they do not detract from the primary objective of protecting residential amenity and do not conflict with other objectives of this Development Plan. Such uses include but are not limited to: small-scale local services including local convenience shops; community facilities; cultural facilities; hotels and hostels; live-work units; service stations (petrol filling stations); local medical services; third level education institutes; community based enterprise or social enterprises, health facilities including hospitals.

#### ZO 1.7

Many green areas of open space in residential estates in Cork City are included in this zone. There will be a presumption against development on all open space in residential estates including any green area or public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation or amenity open space, including land which has been habitually used as public open space. Such lands shall be protected for recreation, open space and amenity purposes.

Table 2.2 Core Strategy states that Tower has a baseline (2016) population of 3,274 which equates to 1.6% of the total population of Cork city. It is envisioned that the population of Tower will increase to 4,437 (1,163 persons) by 2028. Table 2.3 Cork City Growth Strategy states that Tower has 21.1 ha of underutilised land with a total potential yield of 467 units.

Tower is identified as an Urban Town. The role of an urban town is to provide the phased delivery of strategic sites by targeting growth proportionate to the existing population. All development shall focus on prioritising walking, cycling and public transport use. Apply a mixed-use approach to regenerating key underutilised locations. Use a range of designs and densities that reflect and enhance the individual character of each town.

### **Objective 3.21 Childcare Facilities**

To support the provision and expansion of high quality childcare facilities throughout the city.

The Council will:

- a. Require purpose built childcare facilities as part of proposals for new residential developments of more than 75 dwelling units. However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered;

- b. Consult with the Cork City Childcare Company and the HSE on planning applications where childcare facilities are proposed;
- c. Require employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development.

**Chapter 10 Key Growth Areas and Neighbourhood Development Sites sets out 3 no. objectives for Tower.**

Objective 10.72: Prepare a Public Realm Strategy for Tower to address issues such as pedestrian and cycle permeability, signage, car parking, traffic management and enhancements to the town core including the area around Tower Shopping Centre and Cloghroe Neighbourhood Centre. In addition, the potential for connections to Ballincollig and Kerry Pike will also be examined during the lifetime of this Plan.

Objective 10.73: All future planning applications for multiple housing units in Tower including the phasing and numbers permitted will be examined in the context of the current and future capacity of Cloghroe National School.

Objective 10.74: Consolidate future development within the development boundary of Tower and maintain the City Hinterland between Tower and Blarney and Kerry Pike respectively.

Section 11.221 states that development proposals should protect watercourses in accordance with Inland Fisheries Ireland's "Planning for Watercourses in the Urban Area" including the protection of riparian sections of rivers and streams, where possible, as set out. Relevant Policies objectives of the plan include the following: -

- SO 1: Compact Liveable Growth
- SO 2: Delivering Homes and Communities
- SO 3: Transport and Mobility

- Objective 11.1: Sustainable Residential Development
- Objective 11.2: Dwelling Size and Mix
- Objective 11.3: Housing Quality and Standards
- Objective 11.4: Daylight, Sunlight and Overshadowing (DSO)
- Objective 11.5: Private Amenity Space for Houses

## **Regional Spatial and Economic Strategy for the Southern Region**

The site is located within the 'Cork Metropolitan Area Strategic Plan'. The RESE incorporates Metropolitan Area Strategic Plans (MASP) to ensure coordination between local authority plans. A key component of the RSES is building partnerships and a collaborative approach between the cities and metropolitan areas to realise combined strengths and potential, and to support their development as a viable alternative to Dublin. Tramore Road area is identified as a Regeneration Area and a Strategic Employment Location, Mixed Use Employment and Regional Assets within the Cork Metropolitan Area.

RPO 2: Cork City: Seek delivery of the following subject to the required appraisal, planning and environmental assessment processes.

- To strengthen the consolidation and regeneration of Cork City Centre to drive its role as a vibrant living, retailing and working city, the economic, social and cultural heart of the Cork Metropolitan Area and Region.
- Seek investment to achieve the infrastructure led brownfield regeneration of the Cork City Docklands and Tivoli as high quality, mixed use sustainable waterfront urban quarters, transformative projects which set national and international good practice standards in innovation, green and quality design, exemplary urbanism and place making.
- Seek investment to achieve regeneration and consolidation in the city suburbs. Seek high quality architectural and urban design responses to enhance the uses of the waterfront and all urban quarters.

- d. To strengthen the attributes and opportunities for the city centre, including transformative initiatives such as the City Centre Strategy and other initiatives as identified by the City Development Plan (existing and future).
- e. Seek to achieve High Quality Design to reflect a high-quality architectural building stock in all urban quarters.

RPO 10: Compact Growth in the Metropolitan Area: To achieve compact growth, the RSES seeks to:

- a. Prioritise housing and employment development in locations within and contiguous to existing city footprints where it can be served by public transport, walking and cycling.
- b. Identify strategic initiatives in Local Authority Core Strategies for the MASP areas, which will achieve the compact growth targets on brownfield and infill sites at a minimum and achieve the growth targets identified in each MASP...

### **National Planning Framework**

The National Planning Framework addresses the issue of 'making stronger urban places' and sets out a range of objectives which it considers would support the creation of high-quality urban places and increased residential densities in appropriate locations while improving quality of life and place.

Table 2.1 sets out a summary of the key national targets. With regard to Cork city and suburbs it sets an additional population target of 105,000 – 125,000 to provide an overall population of 315,000 by 2040. It also states that to create compact, smart and sustainable growth 50% of new housing should be provided within the cities and suburbs and 30% elsewhere within the existing urban footprint.

Relevant Policy Objectives include:

National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 13: In urban areas, planning and related standards, including in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

National Policy Objective 57: Enhance water quality and resource management by ... ensuring flood risk management informs place making by avoiding inappropriate development in areas at risk of flooding in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities...

## **Section 28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Area, 2009
- Urban Design Manual, A Best Practice, 2009
- Quality Housing for Sustainable Communities, 2007
- Design Manual for Urban Roads and Streets, 2013
- The Planning System and Flood Risk Management Guidelines, 2008
- Childcare Facilities – Guidelines for Planning Authorities, 2001

The proposed development site is not located within flood zones A or B as specified in the Flood Risk Management Guidelines for Planning Authorities 2009.

## **5.2. Natural Heritage Designations**

The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058)

## **5.3. EIA Screening**

Pursuant to article 103(1) of the Planning and Development Regulations 2001 as amended, having regard to the nature and scale of the proposed development and following a preliminary examination of, at the least, the nature, size or location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment, and it is consequently concluded that EIA is not required.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

A First Party appeal has been submitted by McCutcheon Halley on behalf of the applicant Gleann Fia Homes Limited. It is summarised as follows:

- This development is not a phase 3 application as described by the City Council.

- A stand-alone application for 16 houses is sought.
- Disappointed at the refusal on the basis that a creche is required for 16 no. dwelling houses.
- The proposed dwellings are located on a site which is separate to the Gleann Fia estate which is currently under construction.
- Under Reg. Ref. 19/39001 for the Gleann Fia development to the east, a creche assessment was submitted which demonstrated that the area was already sufficiently served with sufficient childcare provision.
- Prior to proceeding with the 21/40563 application, a formal pre-planning meeting was held with the Area Planner. The applicants were advised to consider a childcare facility to the southern end of the site. The applicant was further advised to consider childcare needs as part of this application.
- It was confirmed at FI stage that there were 10 no. childcare places available in Childcare Facilities located within a 10 minute drive time of the site. This is more than the childcare requirement for the 16 no. dwellings proposed under the subject application.
- This is a standalone development and a creche is not necessary for 16 no. units and in any event, there is capacity in the area.
- Refer the Board to the detailed creche assessment carried out and submitted to the City Council at F.I stage.
- Planning permission has been granted under ABP 248614, 308923-20 and TA28.312613 for a 117 sq. m creche (20 childcare spaces under construction) at Blarney, 440 sq. m creche 72 childcare spaces (Sept 2022) at Shanakiel and 404.9 sq. m 42 childcare space facility (11.10.22) at Cloghroe, Tower, respectively.
- Since the preparation of the childcare report, a further childcare facility which will cater for 42 no. Children is to be constructed at Monacnapa, Blarney (a 7 minute drive away) ABP-312893-22.



- Shournagh Childcare has recently undergone development to cater for an extra 20 children. TULSA report dated 9<sup>th</sup> March 2022 is available online and notes this facility and its capacity. The PD did not take this into account.
- The subject site is zoned Z0 01 in the Cork City Development Plan 2022
- Regard should be had to Objective 3.21 Childcare Facilities of the new Plan.
- The facilities outlined in the childcare report are all within a 10 minute drive of the subject site.
- There are adequate provision of childcare places available in the area.
- There is no vehicular connectivity between this site and Gleann Fia – stand alone development.
- Appeal accompanied with:
  - TULSA report for Shournagh Childcare Ballyneety
  - Pre-Planning meeting minutes.

#### **6.2. Applicant Response**

- Non-Relevant

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

- None Received.

#### **6.4. Observations**

- None Received.

#### **6.5. Further Responses**

- None Received.

## **7.0 Assessment**

7.1. I have examined the application and appeal documentation on the case file, including the planning authority reports and submissions received from third parties, and prescribed bodies, inspected the site, and had regard to the relevant national, regional, and local policies and guidance.

7.2. I consider the main issues for the appeal to be as follows:

- Principle of Development
- Design and Layout
- Open Space, Landscaping and Boundary Treatment
- Creche Facility
- Architectural Heritage;
- Transportation;
- Water Services
- Flood Risk
- Appropriate Assessment.

### **7.3. Principle of Development**

7.3.1. The proposed development comprises the demolition of an existing bungalow and removal of its septic tank, the construction of a residential development consisting of 16 no. two storey dwellings, provision of a new boundary wall with vehicular entrance access from Bawnafinny Road / Kerry Pike Road on a greenfield site in Tower (approx. 700m southeast of the village centre).

7.3.2. Tower was formerly located within the administrative area of Cork County Council. Since May 2019, Tower is located within the expanded Cork City Council administrative area. The applicant, planning authority and third parties assessed the scheme against the provisions of the Cork County Development Plan 2014 - 2020 (as extended), which was the relevant statutory plan in place when the scheme was

lodged. However, the new Cork City Development Plan 2022 – 2028 for the new expanded administrative area, which includes Tower, was adopted in August 2022. My assessment is based on the policies and objectives of the current statutory plan, which is the Cork City Development Plan 2022-2028.

7.3.3. The subject site is Zoned “ZO 01” - “Sustainable Residential Neighbourhoods” with the associated land use objective: “To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.”

7.3.4. Section 12.24 of the Plan sets out overarching objectives for development in all zones, with regard to ZO 1 Sustainable Residential Neighbourhoods, it states:

“The provision and protection of residential uses and residential amenity is a central objective of this zoning. This zone covers large areas of Cork City’s built-up area, including inner-city and outer suburban neighbourhoods. While they are predominantly residential in character these areas are not homogenous in terms of land uses and include a mix of uses. The vision for sustainable residential development in Cork City is one of sustainable residential neighbourhoods where a range of residential accommodation, open space, local services and community facilities are available within easy reach of residents”.

7.3.5. Therefore, I am satisfied that the proposed residential use is permissible in principle.

7.3.6. Overall, I am satisfied that the proposed development, which comprises 16 residential units is appropriate at this location and in accordance with the land use zoning objective. The planning authority also consider that the proposed development accords with national policy and is acceptable in principle.

#### **7.4. Design and Layout**

7.4.1. The site is located within the urban area, c. 700m south east of the town centre. The surrounding area is generally characterised by low density suburban housing within the ‘Gleann Fia’ estate, agricultural fields and associated structures. The site currently hosts a vacant bungalow and a large mound of earth fill, it is bounded to the north by an extensive commercial conifer woodland area and by the River Shournagh.

- 7.4.2. The site is lower than the road level and levels fall from its highest point along its south eastern and eastern sides to its lowest point to the north / northwest, abounding the Shournagh River. To provide for appropriate levels it is proposed to cut and fill sections of the site.
- 7.4.3. The proposed development is for 16 no. units (14 semi detached dwellings and 2 detached dwellings, 12 x 3 bedroom, 4 x 4 bedroom dwellings) on a 0.54 ha site, which gives a density of 29 units per hectare. 35 car parking spaces are proposed, with a minimum of 2 car parking spaces per dwelling, located to the front. Category Medium Density 'B' (Low density Development) applies. 17% public open space is proposed in 3 pockets of open space. Vehicular access is proposed from the Kerry Pike Road to the south with pedestrian access only to Gleann Fia estate to the east. The proposed layout provides pedestrian links to the main road to the south and to existing Gleann Fia estate to the east.
- 7.4.4. The layout was amended by way of A.I, to move houses along the northern boundary forward to match with the dwellings in the adjoining scheme to the east (Gleann Fia development) and therefore to allow additional protection to the trees / mature woodland area to the north of the site. The overall design and layout of the proposed houses is in keeping with those permitted in the adjoining development. Sunrooms have been omitted from the proposal and will not be constructed as part of the development. The design contains four different unit types. All house typologies are contemporary in design with similar elevational treatments. A variety of materials are proposed to differentiate the units. I have no objection to the proposed materials. I have concern with respect to the blank gable wall of House No. 1 as it addresses the public open space and the road frontage. I recommend that a condition be attached that this dwelling be redesigned to provide dual frontage to the south and east. Windows in the southern gable at ground and first floor with frontage finish is required.
- 7.4.5. I note third party concerns raised with respect to proximity of the dwelling to boundaries, impact upon trees to the north and privacy and security issues to the dwelling to the west. While boundary treatment is dealt with in greater detail in the succeeding section of this report, I consider the layout in general and landscaping proposals are acceptable, subject to condition.

- 7.4.6. 1 no. Part V unit is proposed within the scheme, (No. 5 Gleann Broc, which is a three-bedroom 100 sq. m semidetached house). Given there is a requirement for 10% this results in a deficit. The applicants Part V proposal seeks to negotiate a reduction in the cost of the house with Cork City Council. There is no report on file from the housing department. I note the applicant's part V proposal confirms that the site was purchased between 1st September 2015 and the 31st July 2021 and therefore the provisions of the Affordable Housing Act, 2021 do not apply. I have no objection to the proposed housing mix and tenure and consider it appropriate at this location. I recommend that the matter of affordable housing and part V can be dealt with by way of condition should planning permission be forthcoming. All proposed units reach and exceed the minimum standard for room sizes as set out in Table 5.1 of Quality Housing for Sustainable Communities Guidelines, 2007 and are in line with Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
- 7.4.7. The PA have refused planning permission on the grounds that provision of a childcare facility has not been proposed and this is contrary to the Development Plan and National Guidance, Childcare Facilities – Guidelines for Planning Authorities, 2001. I have considered the matter of Childcare provision in a succeeding section of this report and have concluded that a creche is required and that house number 12 should be omitted and the space redesigned for use as a creche. This is further justified in the succeeding section of this report. However, in terms of layout it is my opinion given the pedestrian connectivity through to Gleann Fia this is the most appropriate location for a creche facility to serve the area. I did consider conditioning that the crèche facility be located closer to the main entrance (the southwest) but ultimately I am of the opinion that located centrally and connected with the Gleann Fia development is more desirable from a traffic safety perspective and connectivity.
- 7.4.8. It is my view that the proposed development represents a reasonable response to its context and the topography of the site and supports the consolidation of the urban area. The proposed development, on zoned and serviced lands, is consistent with the policies and objectives of the Cork City Development Plan 2022 – 2028 and other statutory national policy and guidelines.

## **7.5. Open Space, Landscaping and Boundary Treatment**

- 7.5.1. All of the residential units have acceptable individual private open space to the rear.
- 7.5.2. 17 % of the site area is proposed as public open space in three pockets this is considered acceptable. All public spaces are overlooked by houses and provide a direct physical connection between home and public space and passive surveillance. I am satisfied that sufficient open space has been provided to serve the proposed residential development.
- 7.5.3. An arboricultural report which includes a tree schedule and tree survey plan has been submitted. While the Parks and Landscape officer recommends that CFI is requested on the design of the northern boundary and retaining treatment, more detailed design drawings and supporting documents are required to clarify how the trees will not be impacted to the north of the site. In excess of a 10m set back from the northern boundary is proposed the applicant has revised the layout to move the dwellings further from the northern boundary in line with dwellings to the east in Gleann Fia estate. Drawing 21-018-011, site cross section 3-3 shows the alteration of the northern boundary. A wire mesh fence is to be constructed on the embankment, along the northern boundary, instead of a wall to reduce the loading onto the embankment. I consider that the proposal is acceptable in this regard and a condition can be attached regarding landscaping, trees and boundary treatment.
- 7.5.4. Drawing 21-018-010 Housing Layout and Drawing 21-018-034 contiguous elevations for roadside boundary elevation indicates boundary treatments. It is proposed to provide a new roadside boundary wall and railing and splayed entrance (to the southern boundary with Kerry Pike Road).
- 7.5.5. The western boundary is to be 1.8m high block wall with plastered and precast concrete capping. This is considered appropriate. I note the concerns raised by third parties with respect to the western boundary. I recommend that a condition be attached requiring a solid block wall for the full length of the western boundary to alleviate concerns raised by a third party with respect to privacy.

## **7.6. Creche Facility**

- 7.6.1. There is a fairly protracted planning history associated with this site and the immediate surrounding area. Planning permission has previously been granted on the site and the adjoining Gleann Fia lands to the east for demolition of the dwelling and the construction of 151 houses under ABP 04.221641 / Reg. Ref. 06/4407 Split decision (17 of the 168 dwellings sought were refused). Under Reg. Ref. 08/9632 the parent permission (Reg. Ref. 06/4407) was amend and the density increased. Numerous permissions for amendments were sought and granted since 2006 permission, see planning history section of this report above. Under 18/5562/ ABP - 303016 - 18 Permission was granted for the demolition and removal of partially completed 6 no. residential units and the construction of 60 no. dwelling houses. A special development contribution was attached to the permission for the provision of a pedestrian and cycle bridge (Tower Bridge) to improve connectivity to the village. Under Reg. Ref. 19/33001 Permission was granted for a Phase 2 development at Gleann Fia, Bawnafinny (townland), Tower, Blarney, Cork comprising: The removal of existing temporary construction compound; The change in levels to estate roads and 22 no. dwelling houses permitted under Cork County Council Ref. No. 18/5562 (Phase 1) and the construction of 40 no. dwelling houses permitted under Phase 2.
- 7.6.2. It is the opinion of the planning authority that the proposal presents a phased extension to the Gleann Fia housing scheme. The PA's report states:
- “Under the 2006 permission (Reg. Ref. 06/4407) 13 houses were constructed (the remainder of the scheme was not constructed) at the entrance of the adjoining estate. This permission included a creche. In 2018 (Reg. Ref. 18/5562 permission was granted for 60 houses. In 2019 (Reg. Ref. 19/39001) permission was granted for a further 40 houses as part of phase 2. The 2018 and 2019 schemes are currently under construction.
- The site subject to this current application are on lands included within the blue line boundary in the previous planning application. It is proposed to connect the proposed scheme of 16 houses to the Gleann Fia Housing scheme via the eastern boundary of the application site.’
- 7.6.3. The proposed development comprises 16 no. units. The first party strongly contend that this development is a stand-alone application and not a a phase 3 application as

described by the City Council. Under Reg. Ref. 19/39001 for the Gleann Fia development to the east, a creche assessment was submitted which demonstrated that the area was already sufficiently served with sufficient childcare provision. This was accepted by the City Council. The childcare assessment carried out indicates that there are at least 10 no. childcare places available in Childcare Facilities located within a 10 minute drive time of the site. This is more than the childcare requirement for the 16 no. dwellings proposed under the subject application. Planning permission has been granted under recent planning permissions for creches in the surrounding area, all within a 10 minute drive of the application site.

- 7.6.4. I note the Cork City Childcare Committee Report on file which refers to occupancy information collected on the 5<sup>th</sup> April 2022. It concludes that the services available in the area are struggling to meet current childcare demands.
- 7.6.5. The First party submit that the Shournagh Childcare facility has recently undergone development to cater for an extra 20 children. TULSA report dated 9<sup>th</sup> March 2022 is available online and notes this facility and its capacity. It is submitted that the PA did not take this into account. I note the Cork City Childcare Committee Report does take into account the capacity of Shournagh Childcare facility and it states the capacity to be 77 which is 27 places above the Tulsa stated capacity of the facility as 55 places for registered sessional service. The difference in the figures may be related to the type of childcare offered, baby room, preschool, sessional or after school.
- 7.6.6. Having considered the planning history and the reports on file I tend to agree with the PA and Cork City Childcare Committee that a childcare facility is required at this location. It would appear that the lands are within the one ownership. Gleann Fia is advertised as an exclusive development of mainly detached homes on the outskirts of Cork City. From my calculations 13 dwellings were constructed under the 2006 parent application, the proposed and permitted creche facility was not constructed. A further 100 dwellings were permitted and are currently under construction as per 2018 and 2019 permissions. The subject proposal if permitted, by my calculations, would give rise to some 116 units in total on Gleann Fia lands. I note the PA conclusion in their report that the resultant housing scheme would cumulatively amount to a total of 129 dwelling units. I do not accept the findings of the applicant's



childcare assessment. None of the facilities are within walking distance of the subject lands and it includes permitted and proposed but unconstructed childcare facilities.

- 7.6.7. It is clear from reports on file that there are inadequate provision of childcare places available in the area. I recommend that the layout be altered to provide a childcare facility. This can be done by way of condition and compliance, or a separate planning application lodged for a childcare facility should the Board consider that a separate planning application is required. As discussed under layout and design section of this report above I recommend that house number 12 (detached house) be omitted and the space redesigned for use as a creche with a minimum capacity for 30 children, with an outdoor private amenity / play area provided for along the northern and eastern elevation to serve the creche. Or alternatively the applicant is open to exploring an alternative location within the site, in consultation with the planning authority. I recommend that prior to commencement of any development detailed plans and drawings shall be submitted for the written agreement of the PA.

#### **7.7. Architectural Heritage**

- 7.7.1. Regard is had to the Conservation officers report, dated 05/07/2022, which states that the Bridge (Tower Bridge) is a protected structure and is also listed on the National Inventory of Architectural Heritage (NIAH Ref. No. 20907333). AI is requested with respect to photographic inventory, detailed proposed drawings on each proposed pedestrian option is to be structurally achieved and how conservation repairs shall be carried out. Detailed illustrations of the design and materials of the footbridge, railings and deck outlining the conservation justification for the proposed design and materials chosen. Details of lighting and signage schemes.
- 7.7.2. The issue of Tower Bridge and pedestrian connection from Gleann Fia lands to the village of Tower has been examined in detail in the case of 18/5562 / ABP - 303016 – 18. The developer in this case and in the previous 2018 application shall be and was the subject of a substantial development contribution in respect of a contribution towards a scheme to complete the pedestrian connectivity to the local amenities and services in Tower.
- 7.7.3. The applicant has suggested pedestrian connectivity improvement. The Bridge is outside of the control of the applicant. As discussed in the succeeding Transportation Section of this report, I consider that the issues raised by the Traffic Section and the

Urban Roads and Street Design Section can be dealt with by way of condition and compliance. I see no reason to refuse the proposed development on grounds of Architectural Heritage pertaining to the Bridge. It is within the remit of any competent authority that financial contributions levied in respect of necessary infrastructure benefitting developments outside of the control of the developers are carried out in a timely manner. The subject site comprises a serviced zoned residential site within the city boundary.

## **7.8. Transportation**

- 7.8.1. I note the PA reports on file. Subsequent to FI being submitted the Area Engineer has raised no issues and recommends a grant of permission subject to conditions (report dated 04/07/22). The Traffic Section and the Urban Roads and Street Design Section recommends that further information is requested with respect to consent for works being carried out, outside of the site boundary, upgrades to connectivity, traffic lights, lighting design, traffic calming and an RSA.
- 7.8.2. The matter of pedestrian connectivity from Gleann Fia, to the local amenities and services in Tower, has been raised in the preceding planning applications at this location. While there is footpath connectivity from the site to the village, pedestrians are forced onto the roadway at the bridge over the Shournagh. This matter was dealt with extensively in the case of 18/5562 / ABP - 303016 - 18 on foot of which permission was granted (05/08/2020) for the construction of 60 houses. I note that a special development contribution was attached to the permission for the provision of a pedestrian and cycle bridge (Tower Bridge) to improve connectivity to the village. This condition (35) was the subject of a contribution appeal to ABP the Bord affirmed that the works that are the subject matter of Condition 35 represent specific exceptional costs not included in the general Section 48 development contribution scheme, and that the public infrastructure and facilities in question would benefit the proposed development.
- 7.8.3. Having regard to the nature and extent of the proposed development, (16 additional housing units) which would result in additional pedestrian and cycle movements onto the public road, where public infrastructure and facilities are deficient in relation to the provision of safe pedestrian and cycle access to the village core of Tower, and specifically at Tower Bridge, I consider that a condition requiring the developer to

pay a special development contribution towards the cost of infrastructure works and facilities necessary and which benefit the development should be applied to any grant of permission. This is in line with the Area Engineers report which sets out that that the following condition be attached to any grant of planning permission:

“The developer is required to pay a contribution towards a scheme to complete the pedestrian connectivity to the local amenities and services in Tower.”

- 7.8.4. The development is utilising an existing entrance onto the public road I consider that the issues raised by the Traffic Section and the Urban Roads and Street Design Section can be dealt with by way of condition and compliance. I see no reason to refuse the proposed development on grounds of traffic hazard or safety. Over 100 dwellings have been permitted and are currently under construction at this location, within the Gleann Fia lands. A substantial contribution has already been levied towards upgrade pedestrian and cycle work to the village core of Tower, it is within the remit of the City Council to ensure that the works the subject of the special development contribution levy are carried out. The subject site is a ZO 01 zoned, serviced site within the city boundary.

#### **7.9. Water Services**

- 7.9.1. A proposed watermain site layout has been submitted by the applicant showing existing and proposed watermain to serve the proposed units on site.
- 7.9.2. Irish water have submitted a report (dated 08/09/2021) indicating that connection can be facilitated at this time, no issues raised.
- 7.9.3. The Area engineer has not raised any issues and report indicates no objection subject to condition.

#### **7.10. Flood Risk**

- 7.10.1. The applicant has designed the storm water management system in accordance with the best practice principle of SuDS and the Greater Dublin Strategic Drainage Study (GDSDS). The system includes permeable paving and attenuation tanks complete with flow control devices to limit the discharge rate to the river to greenfield run off rate.
- 7.10.2. The site is located at an elevated and sloping location. The site is not located within a mapped flood risk zone as set out the CDP. As the proposed development is not

located within Flood Zone A or B it is not considered flooding is an issue on this site and accordingly it is considered permission should not be refused on grounds of flooding.

#### **7.11. Appropriate Assessment**

- 7.11.1. Having regard to the nature of the proposed development comprising of 16 additional new dwellings on a zoned serviced site, in a semi suburban area, 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.

### **8.0 Recommendation**

- 8.1. Grant planning permission for the proposed development in accordance with the plans and particulars lodged based on the reasons and considerations set out below.

### **9.0 Reasons and Considerations**

Having regard to the following:

- The site's location on lands with a zoning objective for residential development,
- The policies and objectives in the Cork City Development Plan 2022 – 2028
- Nature, scale and design of the proposed development.
- Pattern of existing development in the area;
- Childcare Facilities – Guidelines for Planning Authorities, 2001
- The Rebuilding Ireland Action Plan for Housing and Homelessness 2016;
- Housing for All – A New Housing Plan for Ireland, 2021
- The National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018;
- Regional Spatial and Economic Strategy for the Southern Region;

- The Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual – A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009;
- The Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2013;
- Submissions received.

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, childcare provision and quantum of development and would be acceptable in terms of traffic and pedestrian safety and convenience. 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 08th June 2022, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed 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. The proposed development shall be amended as follows:

- (i) Detached dwelling number 12 to the northeast of the site shall be omitted and the space redesigned for use as a crèche, with an outdoor private amenity/play area provided for along the northern and eastern elevation to serve the crèche. Or such alternative location within the site, as the applicant may determine appropriate, in consultation with the planning authority.
- (ii) The childcare facility shall have a minimum capacity for 30 children.
- (iii) Detailed site layout plan, floor plans and elevation drawings relating to the creche unit shall be submitted to and agreed in writing with the planning authority prior to commencement of development.
- (iv) Details of signage relating to the creche unit shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.

**Reason:** In the interests of residential amenity and childcare provision.

3. The proposed development shall be amended as follows:

- (I) The façade of House number 1 shall be redesigned. The southern gable elevation shall include a double frontage design. It shall include windows at ground and first floor overlooking the public open space and the site entrance.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of any development.

**Reason:** In the interests of residential amenity and childcare provision.

4. 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.

**Reason:** In the interest of visual amenity.

5. Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority, such agreement must specify the number and location of each housing unit, pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

6. (i) The boundaries and public open space shall be implemented and landscaped in accordance with the boundary plan and landscape masterplan submitted, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation.  
(ii) A 1.8m high solid block wall capped and dashed on both sides shall be constructed along the entire length of the western boundary of the site.

**Reason:** In order to ensure satisfactory boundary treatment and development of the public open space areas, and their continued use for this purpose.

7. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

8. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

**Reason:** In the interest of public health.

9. The following requirements of the traffic and transportation department of the planning authority, shall be adhered to:
  - (a) All public lighting requirements associated with the proposed development shall be agreed with the planning authority prior to commencement of development these works are to be undertaken and paid for by the applicant.
  - (b) All external lighting requirements associated with the proposed development including lighting associated with the construction stage shall be designed collectively with any existing lighting (including public lighting) requirements. The external lighting requirements shall also optimize energy efficiency incorporate glare control and be agreed with the planning authority prior to commencement of development, The works shall be undertaken and paid for by the applicant.
  - (c) A construction traffic management plan for the proposed development including dedicated haulage routes, a protocol to be followed by HGV drivers and allowable operational times for the HGV's on the cities road network shall be agreed with Cork City Council in consultation with An Garda Siochana before works commence on site.
  - (d) Prior to the occupation of the residential units, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking. The mobility strategy shall be prepared and



implemented by the management company for all units within the development.

- (e) The sightline distances at the entrance shall be maintained. No wall, fence or vegetation shall exceed 1 m in height over adjoining road level within the sight distance triangle of the entrance.
- (f) The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.
- (g) All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interest of public safety, traffic safety and residential amenity.

10. 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.

**Reason:** In the interest of sustainable waste management.

11. 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.

12. Site development and building works shall be carried only out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours 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.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

13. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

**Reason:** To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

14. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion of the development.

15. 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.

**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.

16. The developer shall pay a sum of money to the planning authority as a contribution towards the expenditure that is proposed to be incurred by the planning authority in respect of the works to carry out and complete the

pedestrian connectivity to local amenities and services in Tower, thus facilitating the proposed development. The amount of the contribution and the arrangements for the payment shall be agreed between the developer and the planning authority, or in the default of agreement, shall be determined by An Bord Pleanála.

Payment of this contribution is subject to the provisions of section 26 (2) (h) of the Local Government (Planning and Development) Act 1963 generally, and in particular the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Fiona Fair  
Senior Planning Inspector

23.06.2023