



An  
Bord  
Pleanála

## Inspector's Report ABP-314613-22

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<b>Development</b>	Demolition of existing two storey above basement dwelling house, and Construction of a new replacement dwelling house of three storeys above basement with amendment to existing vehicular access and all ancillary site works.
<b>Location</b>	1A Dr Mannix Road, Salthill, Galway
<b>Planning Authority</b>	Galway City Council
<b>Planning Authority Reg. Ref.</b>	22/77
<b>Applicant(s)</b>	Sean Costello
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant, subject to 8 conditions
<b>Type of Appeal</b>	Third Party -v- Decision
<b>Appellant(s)</b>	Claire MacLoughlin
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	9 <sup>th</sup> December 2022

**Inspector**

Hugh D. Morrison

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## 1.0 Site Location and Description

- 1.1. The site is located in a position adjacent to the junction between Dr Mannix Road and Threadneedle Road (R338), c. 0.7km north of Salthill Road Lower (R336) and the sea front. This site lies on the southern side of Dr Mannix Road in a position between GAA grounds, including Pearse Stadium, to the east, and Anno Santo Hotel and a residential property at No. 53 Threadneedle Street to the west. The northern side of Dr Mannix Road is composed predominantly of two-storey semi-detached dwelling houses. The eastern side of Threadneedle Road is composed largely of detached dwelling houses, including several examples of replacement ones, which exhibit contemporary design. The western side is composed of schools and sports facilities.
- 1.2. The site itself is of rectangular shape and it extends over an area of 0.0963 hectares. This site accommodates a two-storey over basement, eight-bed, dwelling house with a floorspace of 284 sqm. This dwelling house is gable fronted and it has a flat roofed extension at basement level to the rear. The site slopes downwards to the rear and it is accessed from Dr Mannix Road via a gate to the west of the dwelling house. A surfaced area exists to the rear. A mature deciduous tree occupies the north-eastern corner of the front garden. The eastern boundary of the site abuts a triangular area of open space, which accompanied a public footpath that runs down to the side of the GAA grounds.

## 2.0 Proposed Development

- 2.1. The proposal would entail the demolition of the existing dwelling house on the site.
- 2.2. The proposal would also entail the construction of a replacement, three-storey over basement, five-bed dwelling house with a total floorspace of 562.2 sqm, which would disaggregate as follows: basement 68.9 sqm, ground floor 206.7 sqm, first floor 149.8 sqm, and second floor 136.8 sqm. This dwelling house would be of contemporary design. Rectangular forms would be utilised throughout, and a split-level roof would feature at second floor level. Extensive glazing would be incorporated in the rear (south facing elevation) to serve the proposed habitable room accommodation, which would be accompanied externally by terraces and balconies. Each floor would be distinguished by its external finishing materials. Thus,

the ground floor be clad in cut stone, the first floor in smooth render painted white, and the second floor in selected black pressed metal cladding. The external wall of the basement and the front and side (eastern) boundary walls would be clad in cut stone, too.

- 2.3. The existing vehicular access would be partially closed, extended on its eastern side, and fitted with a sliding gate. A paved area would be laid out to the front and a car port canopy erected between the front elevation of the dwelling house and the front wall. The front and rear of the site would be linked externally, and the southern portion of the site would be laid out as garden. Existing trees in this portion of the site would be retained as would the mature deciduous tree in the north-eastern corner of the site.

### **3.0 Planning Authority Decision**

#### **3.1. Decision**

Following receipt of further information, planning permission was granted subject to 8 conditions.

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

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

Further information was requested with respect to the following:

- Omit the front elevation car parking canopy,  
Revise the front elevation by specifying larger windows, and  
Submit longitudinal sections of the proposal within its context.
- Address an existing sewer, which runs through the site from Anno Santo Hotel to Dr Mannix Road.

The applicant complied with the request for further information. With respect to the front elevation of the dwelling house, horizontal brise soleil and charred larch panels would be removed from curtain walling in favour of glazing. Additionally, railings would be inserted in the northern boundary wall.

### 3.2.2. Other Technical Reports

- Galway City Council: Drainage: No objection, subject to conditions.

## 4.0 Planning History

- 05/875: Dwelling house to the rear of the existing dwelling house on the site: refused on the grounds of out of character with existing pattern of development, loss of residential amenity/development potential to neighbouring property to the west, and fire and public safety concerns.

## 5.0 Policy and Context

### 5.1. Development Plan

Under the Galway City Development Plan 2023 – 2029 (CDP), the site is shown as lying within an area zoned residential wherein the objective is “To provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.” An adjoining triangular shaped piece of land to the east lies within an area zoned recreation and amenity, which encompasses GAA grounds including Pearse Stadium. Dr Mannix Road and Threadneedle Road are identified as bus routes, and Threadneedle Road is also identified as a Recreational and Amenity Greenway.

Under Figure 3.1 of the CDP, the site is shown as lying within the established suburbs of Galway City. Under the heading of “Sustainable Neighbourhoods: Established Suburbs”, Policy 3.5 (i) states the following:

*Facilitate consolidation of existing residential development and densification where appropriate while ensuring a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development and deliver population targets.*

The following advice is also given on proposals for replacement dwelling houses:

*Potential exists in the established suburbs for smaller infill development opportunities which can enhance the diversity of house type and contribute to local character. Infill*

*development will be required to have regard to the existing pattern of development, plots, blocks, streets and spaces and should not be of such a scale that represents a major addition to, or redevelopment of, the existing urban fabric. The protection of existing residential amenity and character is a priority but must be balanced with opportunities for sustainable high quality regeneration and appropriately scaled infill.*

*Such development will be required to demonstrate a positive contribution to the urban fabric, respect and contribute to existing amenity and character and deliver sustainable benefits. Similarly where replacement dwellings are proposed, the sustainable benefits must be clearly demonstrated and any such development must make a positive contribution to the area's urban fabric and amenity and character.*

The applicant cites items from Section 11.3.1 & Section 11.3.2(a) of the Galway City Development Plan 2017 – 2023. These Sections have been carried over into the Galway City Development Plan 2023 – 2029. They continue to appear as Sections 11.3.1 & 2(a).

## **5.2. Natural Heritage Designations**

- Galway Bay Complex SAC & pNHA (000268)
- Inner Galway Bay SPA (004031)

## **5.3. EIA Screening**

Under Items 10(b)(i) and (iv) of Part 2 of Schedule 5 to Article 93 of the Planning and Development Regulations, 2001 – 2022, where more than 500 dwelling units would be constructed and/or where an urban site would exceed 10 hectares in area the need for a mandatory EIA arises. The proposal is for the replacement of an existing dwelling house with a new one on a site with an area of 0.0963 hectares.

Accordingly, it does not attract the need for a mandatory EIA. Furthermore, as this proposal would fall well below the relevant thresholds, I conclude that, based on its nature, size, and location, there is no real likelihood of significant effects upon the environment and so the preparation of an EIAR is not required.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

The appellant, Claire MacLoughlin, resides at No. 53 Threadneedle Road

(i) The proposal constitutes overdevelopment of the site.

- The Anno Santo Hotel is an anomaly within its residential context, not least due to its scale and height.
- The submitted drawings do not make explicit the separation distance between the rear elevation of the appellant's dwelling house and the existing dwelling house on the site. She estimates this to be 17.5m, i.e., 12.5m to the foot of her garden and a 5m wide driveway down the side of the dwelling house on the site.
- A comparison of the footprints of the existing and proposed dwelling houses on the site indicates that the former would be considerably less than the latter.
- Due to the presence of the Anno Santo Hotel to the south of the appellant's rear garden, the proposed dwelling house on the site to the east would fully enclose this rear garden. The floor-to-ceiling height of the third floor of this dwelling house would accentuate this sense of enclosure.
- In combination the footprint, scale, and height of the proposed dwelling house would cause it to be overbearing with respect to the appellant's residential property.

(ii) The proposed footprint negatively impacts upon the appellant's rear garden, whereas a more considered design would have a lesser impact.

- The larger footprint of the proposed dwelling house and the failure to maintain a 5m setback from the common boundary of the site with the appellant's residential property would contribute to its negative impact upon the appellant's rear garden.
- The appellant contends that the same quantum of floorspace could be achieved on the site while maintaining a 5m setback.



(iii) The height and position of the proposal would negatively impact upon the appellant's residential amenity.

- Attention is drawn to the floor-to-ceiling height of the third floor, which would be 3.6m. Under the building regulations, 2.4m would suffice. For a feature height, 3m would suffice. Scope exists here for the negative impact of the proposed dwelling house to be eased.

(iv) The scale and mass of the proposal would be too large for the site within its context.

- Attention is drawn to the change in mass that would arise under the proposal. Thus, the existing dwelling house on the site has an eaves line and ridge line with the former being the primary reference point for "reading" height and the latter being the secondary reference point. By contrast, the proposed dwelling house would have a flat roof and it would be both closer to the appellant's residential property and 4.6m higher than the height of the eaves line to the existing dwelling house, i.e., 22.2m compared to 26.8m.
- In the light of the above, clearly, the design of the proposed dwelling house has had scant regard to the appellant's residential property.

(v) Similarly, the scale and mass would militate against the proposal's integration with the existing urban grain.

- The urban grain of Dr Mannix Road and Threadneedle Road is composed mainly of single and two-storey dwelling houses with double pitched roofs. The proposal would depart from this pattern of development.
- The submitted photomontages are critiqued as the one taken from the east appears to exaggerate the separation distance between the proposed dwelling house and the adjacent common boundary with the appellant's residential property and the one taken from the west appears to underplay the parapet height of the proposed dwelling house compared to the ridge height of the appellant's dwelling house.
- The appellant contends that the negative impact upon her residential property could be eased by setting back the position and/or footprint of the proposed dwelling house from the common boundary, handling the split-level nature of

the site differently, and moving the bulk of the dwelling house closer to the centre of the site.

## 6.2. Applicant Response

(i) The proposal constitutes overdevelopment of the site.

- Under the Galway City Development Plan 2017 – 2023, the site is shown as lying within the established suburbs. Section 11.3.2(a) states that in such suburbs, “in the interests of sustainability and urban design higher densities may be appropriate when new residential development...has regard to the prevailing pattern, form and density of these areas.”
- The applicant contends that provisions of Section 11.3.2(a) would be reflected in the proposal insofar as examples exist of other large detached dwelling houses in the surrounding area some of which are three storeys, the siting of the proposed dwelling house would maintain the street edge along Dr Mannix Road, the separation distance between this dwelling house and the site boundaries would reflect CDP standards, and it would replace a two-storey over basement dwelling house.
- The exact expression of the dimensions estimated by the appellant which pertain at present are 18.6m, i.e., 13.9m + 4.7m.
- The appellant has overdrawn the extent of enclosure which she would experience in her rear garden, e.g., there would be a separation distance of c. 9.2m between the Anno Santo Hotel and the proposed dwelling house.
- The northerly siting of the proposed dwelling house is intended to minimise the overshadowing of property to the north-west of the site.

(ii) The proposed footprint negatively impacts upon the appellant’s rear garden, whereas a more considered design would have a lesser impact.

- Any suggestion that the footprint of the existing dwelling house could be utilised to provide the quantum of floorspace proposed fails to recognise the encroachment that necessary circulation space would make into the space available for habitable rooms. Furthermore, the overshadowing of the rear

elevation by a high projecting return would reduce the lighting available to this elevation.

- Section 11.3.1(f) of the Galway City Development Plan 2017 – 2023 specifies a minimum separation distance of 1.5m between residential buildings and adjacent site boundaries. The proposed dwelling house would have a distance in this respect of 2.5m.
- The proposed dwelling house has been designed to mitigate overshadowing of property to the north-west. The Planning Authority acknowledges that any increase in overshadowing would be confined to the mornings.

(iii) The height and position of the proposal would negatively impact upon the appellant's residential amenity.

- The majority of the habitable rooms would be lit by openings in the rear (southern) elevation of the proposed dwelling house. These rooms would be single aspect in order to safeguard neighbour privacy. Consequently, they would have tall floor-to-ceiling heights to ensure that they are well lit.

(iv) The scale and mass of the proposal would be too large for the site within its context.

- The streetside front elevation of the proposed dwelling house would be prominent and well-articulated on a site that is accompanied by an absence of architectural streetscape. This elevation was amended under further information to the satisfaction of the Planning Authority.
- Section 11.3.1(a) of the Galway City Development Plan 2017 – 2023 commends innovative layouts that achieve high standards of amenity. The proposed dwelling house reflects this Section, insofar as the site is strongly elongated on a north/south axis and so this dwelling house is designed to capitalise on the opportunity to both be lit from the south and to avail of views over Galway Bay.
- The applicant acknowledges that the proposed dwelling house would be three storeys. Its perceived mass would however be broken down by its design and in particular the specification of different finishing materials.

- The submitted plans show the height of the existing dwelling house on the site in conjunction with that which is now proposed. Again, the Planning Authority expresses its acceptance of this element of the proposal.

(v) Similarly, the scale and mass would militate against the proposal's integration with the existing urban grain.

- The proposed dwelling house has been designed to appear smaller than it is, particularly by the specification of dark finishing materials to the second floor.
- Any re-siting of the proposed dwelling house more centrally would increase the overshadowing of the appellant's rear garden.

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

None

### **6.4. Observations**

None

### **6.5. Further Responses**

None

## **7.0 Assessment**

7.1. I have reviewed the proposal in the light of the Galway City Development Plan 2023 – 2029, the submissions of the parties, and my own site visit. Accordingly, I consider that this application should be assessed under the following headings:

- (i) Condition of existing dwelling house,
- (ii) Visual and residential amenity,
- (iii) Miscellaneous
- (iv) Appropriate Assessment.

### **(i) Condition of existing dwelling house**

- 7.2. Under Section 3.6 of the CDP, applicants for replacement dwelling houses are required to demonstrate the sustainability benefits of their proposal.
- 7.3. The applicant has submitted a Building Condition Report of the existing dwelling house, which outlines multiple issues with its current condition and the challenges that would be faced in seeking to bring it up to a modern standard of habitable accommodation. This Report concludes that the dwelling house is uninhabitable in its present condition and its long-term stability is open to question. While interventions to improve its energy efficiency could be undertaken, confidence is not expressed that these would achieve a standard comparable to a new build. It, therefore, concludes that this dwelling house should be demolished and replaced with one that would in all respects be designed to comply with modern standards.
- 7.4. I conclude that the applicant has made the case, in terms of sustainability, for the redevelopment of the site.

### **(ii) Visual and residential amenity**

- 7.5. The site lies on the southern side of Dr Mannix Road, which rises at gentle gradients from the east to its junction with Threadneedle Road to the west. This site is accompanied on its eastern side by a treelined boundary to local GAA grounds and on its western side by the residential property at No. 53 Threadneedle Road, within which the appellant resides. This property comprises a detached two-storey dwelling house, which faces west/east and which is served by front and rear gardens. Its northern boundary along Dr Mannix Road is enclosed by means of a concrete wall, built into which is the side wall of a shed in the rear garden. To the south of the property lies the Anno Santo Hotel, the main body of which is set further back on its plot than the appellant's dwelling house is on its plot. The main body of this Hotel comprises a building over three floors, i.e., a basement, a ground floor, and a first floor within its mansard roof.
- 7.6. The site is of elongated form. An existing dwelling house lies in its northern portion and its southern portion slopes downwards away from this dwelling house. The northern boundary of the site is enclosed by means of a low concrete wall, which is returned to the east and initially runs beside a public footpath. Further to the south, the eastern boundary of the site is open and continuous with a triangular piece of

open ground, which accompanies the public footpath. The western boundary of the site abuts a low wall and hedgerow at the end of the appellant's rear garden and a wall to the rear of the Hotel. Fencing encloses the remaining southern boundary.

- 7.7. Under the proposal, the existing, two-storey over basement, gable fronted dwelling house would be demolished and replaced with a three storey over basement dwelling house of striking contemporary design. Precedent exists along Threadneedle Road for the replacement of dwelling houses with ones that are of more contemporary design. The applicant cites Section 11.3.1(a) of the CDP, which encourages innovative layouts that achieve high standards of amenity. He contends that the proposed dwelling house would exemplify the same with its multi-storey form, which would capitalise on the fall across the depth of the site, and its arrangement of internal and external spaces to ensure that habitable ones benefit from the site's southerly aspect.
- 7.8. The appellant expresses concern that the proposed dwelling house would fail to reflect the urban grain of its context. In this respect, she seeks to set aside the presence of the Anno Santo Hotel, which she contends is atypical of the site's context, within which detached and semi-detached single and two-storey dwelling houses predominate. The appellant responds by drawing attention to the absence of architectural reference points to the east of the site. During my site visit, I observed that the site is indeed accompanied by a treelined stretch of roadside to the east, and that its western boundary, as outlined above, relates to the rear elevations of the appellant's dwelling house and the Hotel. I consider that, within this context, the opportunity exists for novelty in both the size and design of any proposed dwelling house, provided it is compatible with residential amenity.
- 7.9. Under further information, the Planning Authority expressed concern that the proposed dwelling house would fail to address Threadneedle Road sufficiently. The applicant responded by amending his proposal. Accordingly, the black metal brise soleil and some of the charred larch panels from curtain walling in the front elevation would be omitted in favour of more extensive glazing and railings would be inserted in the front boundary wall. A car port canopy between the front elevation and the front boundary wall would also be omitted.

- 7.10. If the plans and photomontages of the originally submitted and revised front elevation of the proposed dwelling house and the front boundary wall are compared, then it becomes apparent that the quest to have the dwelling house address Dr Mannix Road to a greater extent comes at the “cost” of accentuating its perceived scale from public vantage points along this Road. In these circumstances, I consider that the originally submitted front elevation and front boundary wall treatments would be more appropriate albeit shorn of the protruding car port canopy, which would detract from the coherence of the public face of the proposal. Additionally, the originally submitted front elevation would potentially emit slightly less light at night than the revised one.
- 7.11. Under the originally submitted and revised plans of the proposed dwelling house, its perceived mass would be eased by good solid-to-void ratios in its front elevation, partially cutaway details to the north-western corner, a split-level roof, and the specification of different finishing materials to each floor, including dark ones to the second floor to mimic the roof level. Nevertheless, the appellant’s observation on height is pertinent, i.e., it is “read” primarily by reference to eaves lines, and, in their absence, by reference to parapets.
- 7.12. Undoubtedly, the proposed dwelling house would be a large one, i.e., its floorspace, at 562.2 sqm, would be almost twice that of the existing dwelling house, which has a floorspace of 284 sqm. Other points of comparison are summarised below.
- The existing dwelling house is sited in a position whereby its north-western corner is 3.5m from the site’s northern boundary and 4.7m from its western boundary. The proposed dwelling house would be sited in a position whereby the equivalent dimensions would be 6.320m and 2.596m, i.e., this dwelling house would be sited further back from the roadside and closer to the appellant’s property than the existing one.
  - The existing dwelling house has a finished ground floor level of 16.92m OD and eaves and ridge heights of c. 22.23m and 24.68m OD. The proposed dwelling house would have a finished ground floor level of 16.92m OD and lower and upper parapet heights of 26.67m and 26.88m OD. Clearly, the proposed dwelling house would be appreciably higher than the existing one.

7.13. If the appellant's dwelling house is introduced into the above comparisons, then the following dimensions of relevance emerge.

- The appellant's dwelling house is accompanied by a rear garden with a depth of 13.9m, and so it is separated from the western side elevation of the existing dwelling house on the site by 18.6m. Under the proposal, this separation distance would tighten to 16.496m.
- The appellant's dwelling house has finished ground floor level of 17.31m OD and eaves and ridge heights of 23.36m and 25.65m OD, i.e., it is higher than the existing dwelling house on the site and lower than the proposed one.
- The rear elevation of the appellant's dwelling house is c. 9.3m long. The corresponding side elevation of the existing dwelling house on the site is c. 10.1m long, whereas the corresponding side elevation of the upper floors of the proposed dwelling house would be 13.6m. From the perspective of the appellant's dwelling house, both existing and proposed side elevations lie/would lie just to the south of due east. The former would correspond fully with the rear elevation of her dwelling house and the latter less so due to the setback position that it would have on the site.

7.14. The applicant has submitted shadow analyses of the existing and proposed dwelling houses on the site. These analyses indicate that the appellant's residential property would experience a net increase in overshadowing under the proposal. Due to the greater setback described above, early morning lighting of her rear garden in the spring and autumn equinoxes would improve slightly. However, this would not be replicated in the summer and winter solstices. Likewise, a greater degree of mid-day overshadowing would occur throughout the year. Afternoon and evening overshadowing would be unaffected.

7.15. The appellant has drawn attention to the heightened sense of enclosure that she would experience from the rear of her property, due to the combination of the existing presence of the Anno Santo Hotel to the south and the closer, longer, and higher western side elevation of the proposed dwelling house on the site. She draws attention, too, to the incidence of generous floor-to-ceiling heights that the applicant has specified. She identifies the scope that may exist here for lowering the proposed



dwelling house and thereby relieving the overbearing presence that it would have upon her property. At the margin lighting may likewise be improved.

7.16. I note that the height of the proposed western elevation is affected by the specification of a 3.6m high floor-to-ceiling height for the second floor living room. If this height was to be lowered to 2.5m in keeping with other habitable rooms on the second floor, then the height of the proposed western elevation would be reduced appreciably over its southern portion. While the amenity of the living room would be reduced somewhat, this would be outweighed by the considerable easing of the presence of the western elevation in relation to the appellant's property and to a lesser extent the adjacent Hotel. I, therefore, consider that such reduction in height should be conditioned.

7.17. I conclude that, provided the originally submitted plans are permitted, the proposed dwelling house would be compatible with the visual amenities of the area. I conclude, too, that, provided the height of the second floor living room is reduced, this dwelling house would, on balance, be compatible with the residential amenities of the area.

### **(iii) Miscellaneous**

7.18. The site presently accommodates a dwelling house and so it is served by a vehicular access and connections to the public water mains and sewerage system. Under the proposal, the existing vehicular access point to the site from Dr Mannix Road would be partially closed and extended on its eastern side. The accompanying sightlines would be satisfactory. Under the proposal, too, reliance upon the public water mains and sewerage system would be maintained. Surface water would discharge to a soakaway, which would be installed in the southern portion of the site.

7.19. During the application stage, the Anno Santo Hotel drew attention to a sewer which runs between the Hotel and Dr Mannix Road through the western portion of the site. Under further information, the applicant addressed the presence of this sewer. He notes that, while the line of the sewer does not affect the proposed basement, it would require to be taken into account in the design of the foundation for the proposed dwelling house. This line would be investigated further at any construction stage, and it would either be protected or replaced, with the written agreement of the Hotel.

7.20. Under the OPW's flood maps, the site is not shown as being the subject of any identified flood risk.

7.21. I conclude that the proposal would not raise any access or water issues.

### **(iii) Appropriate Assessment**

7.22. The site is neither in nor beside a European site. The nearest European sites are in Galway Bay, c. 0.7km to the south, i.e., Galway Bay Complex SAC and Inner Galway Bay SPA. Under the proposal, the fully serviced suburban site, which presently accommodates a dwelling house, would be redeveloped to provide a replacement dwelling house. Accordingly, no Appropriate Assessment issues would arise.

7.23. Having regard to the nature, scale, and location of the proposal, the nature of the receiving environment, and proximity to the nearest European site, it is considered that no Appropriate Assessment issues arise as the proposal would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

## **8.0 Recommendation**

That permission be granted.

## **9.0 Reasons and Considerations**

Having regard to the Galway City Development Plan 2023 – 2029 and the pattern of development in the area, it is considered that, subject to conditions, the proposal would be compatible with the visual and residential amenities of the area. It would also afford a good standard of amenity to future occupiers. Consequently, this proposal would fulfil the residential zoning objective for the site. Proposed access arrangements would be satisfactory. No water or Appropriate Assessment issues would arise. The proposal would, therefore, accord with the proper planning and sustainable development of the area.

## 10.0 Conditions

1.	<p>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 5th day of July 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 and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The front elevation of the proposed dwelling house and the front boundary wall shall be as shown in the originally submitted plans, except for the car port canopy, which shall be omitted.</p> <p>(b) The proposed second floor living room shall have a floor-to-ceiling height of 2.5 metres and the parapet height over this room shall be 25.67 metres over datum. Any consequential changes of this alteration in floor-to-ceiling height for the proposed dwelling house shall be made explicit.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of visual and residential amenity.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling house, boundary treatments, and paved surfaces shall be submitted to, and agreed in writing with, the planning authority</p>

	<p>prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
4.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.</p> <p><b>Reason:</b> In the interest of public health.</p>
5.	<p>The footpath adjoining the proposed vehicular access to the site shall be dished in accordance with the requirements of the planning authority.</p> <p><b>Reason:</b> In the interest of pedestrian safety.</p>
6.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
7.	<p>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><b>Reason:</b> In the interests of public safety and residential amenity.</p>
8.	<p>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:200 showing –</p>

	<p>(i) Existing trees, specifying which are proposed for retention as features of the site landscaping,</p> <p>(ii) The measures to be put in place for the protection of these landscape features during the construction period,</p> <p>(iii) The species, variety, number, size and locations of all proposed trees and shrubs, and</p> <p>(vi) Hard landscaping works, specifying surfacing materials and finished levels.</p> <p>(b) Specifications for mounding, levelling, cultivation, and other operations associated with plant and grass establishment</p> <p>(c) A timescale for implementation</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development.</p> <p><b>Reason:</b> In the interest of residential and visual amenity.</p>
9.	<p>The proposed dwelling house shall be used as a single dwelling only.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>

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Hugh D. Morrison  
 Planning Inspector

10<sup>th</sup> February 2023