



An
Bord
Pleanála

Inspector's Report

ABP-314935-22

Development	Sub-division of site and construction of 2 storey house and associated works
Location	11, Glenfield Drive, Clondalkin, Dublin 22
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD22A/0260
Applicant(s)	Helen Geraghty
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	John and Pauline Derwin.
Observer(s)	None
Date of Site Inspection	14 th June 2023.
Inspector	Lucy Roche

1.0 Site Location and Description

- 1.1. The appeal site of No. 11 Glenfield Drive is located within Glenfield, a residential development to the south of the Coldcut Road (R833) in Clondalkin, c1.3km southwest of the M50 at Junction 7 and 0.5km southwest of Liffey Valley Shopping Centre. Glenfield is access via the Neilstown Road to the east. The area is characterised by a mix of semi-detached and terraced two-storey houses of a similar architectural form and appearance and with front and rear gardens. There are however notable variances in design particularly in terms of material finishes, boundary treatment and fenestration.
- 1.2. No. 11 Glenfield Drive occupies a corner site at the junction of Glenfield Drive (to the west) and Glenfield Close (to the south). The site contains an existing two storey semi-detached dwelling with front (west), side (south) and rear (east) garden areas. No. 9 Glenfield Drive adjoins the property to the north. The building line along Glenfield Drive is staggered while the building line along Glenfield Close is regular and inline with the south(side) elevation of No.11 Glenfield Drive. The front boundary of No.11 Glenfield comprises a low wall and railing. The side boundary onto Glenfield Close comprises a c2m high wall. An existing mature street tree is located on the grass verge that runs along the subject site boundary at Glenfield Close.
- 1.3. The subject site has a stated area of 0.0378ha

2.0 Proposed Development

- 2.1. Permission is sought for the subdivision of No. 11 Glenfield Drive to facilitate the construction of a two-storey semi-detached house in the side (south) garden area with connection to public foul sewer.
- 2.2. The proposal comprises:
 - A new two-storey dwelling with a gross floor area of c100 sqm.
 - The proposed dwelling is designed to be dual aspect with the main entrance in the south elevation onto Glenfield Drive. The dwelling has a hipped roof profile and a ridge height of 8.5m, which matches the ridge height of the adjoining dwelling at No. 11 Glenfield Drive.

- Internally, the proposed dwelling comprises an entrance hall, kitchen/diner, store, utility room, WC and sitting room at ground floor level and 3 No. bedrooms, family bathroom and storage at first floor level.
- The elevational treatment of the proposed dwelling can be described as follows:
 - Western Elevation (Glenside Drive) – 2 No. windows at ground floor level and 2 No. windows at first floor level.
 - Southern Elevation (Glenside Close) – A centrally located entrance door with 2 No. windows (one either side) at ground floor level and 3 No. windows at first floor level.
 - Northern Elevation – This elevation directly adjoins No. 11 Glenside Drive thus no fenestration is proposed with the exception of 1 No. rooflight in the northern pitch of the roof.
 - Eastern Elevation (rear) – A centrally located patio door and 1 No. small window at ground floor level. No fenestration is proposed at first floor level.
- The front boundary wall is to be amended to facilitate a new and separate vehicular entrance arrangements for both the existing and proposed dwellings. Each vehicular access is shown to be 3.5m wide and will serve one in-curtilage parking space.
- A section of existing wall along Glenfield Close is to be removed to facilitate pedestrian entrance to the dwellings principal entrance.

3.0 Planning Authority Decision

3.1. Decision

South Dublin County Council did by order dated the 28th of September 2022, decide to grant permission for the proposed development subject to 13no conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The initial report of the case planner has regard to the locational context and planning history of the site, local and national planning policy and the third-party submissions and departmental reports received.
- The report identifies various discrepancies/deficiencies in the drawings provided by the applicant but considers that they can be addressed by way of additional information.
- Following assessment, the Case Planner considers that the proposed development is acceptable in principle having regard to the zoning objective of the subject site and the policies and objectives of the South Dublin County Development Plan 2016-2022. However, additional information is required in relation to the design and layout of the proposed dwelling, landscape proposals and boundary treatments and the drainage and water services infrastructure to facilitate a complete assessment of the proposed development.
- The second report of the case planner considers the further information received on the 1st of September 2022 and the departmental reports received from the Parks and Public Realm Department, the Drainage and Water Services Department and Uisce Eireann. Regard is had to the South Dublin County Development Plan 2022-2028 which was adopted on 3rd August 2022. The zoning of the subject site remains Objective 'RES.'
- The case planner considered that subject to condition, the proposed development would generally adhere to the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area.
- The report concludes with a recommendation to grant permission subject to conditions as per decision.

3.2.2. Other Technical Reports

Drainage and Water Services Department: -

20th July 2022 Additional Information requested in relation to surface water drainage. No issues re: flood risk.

21st Sept 2022 No objection subject to condition

Roads Department: No objection, subject to conditions.

3.3. Prescribed Bodies

Uisce Eireann (Irish Water):

21 July 2022 Further information requested.

23 Sept 2022 No objection subject to condition (standard connection agreements)

TII: No observations

3.4. Third Party Observations

The Planning Authority received a number of submissions/observations during the course of their determination of the application. The issues raised by third parties are similar to those raised in the grounds of appeal. They have been grouped and summarised below:

- *Visual Impact:* - The proposed development would result in a terraced effect, would compromise the existing building line, and would have a visually impact on both Glenfield Drive and Glenfield Close. The proposed dwelling would not 'fit' with the density, character, and design of existing semi-detached properties.
- *Residential amenity:* - The proposed dwelling would result in overshadowing and overlooking of adjoining properties. The proposed development would depreciate the value of neighbouring properties.
- *Traffic Hazard:* The additional dwelling / entrance and proposed parking arrangement will impact traffic safety.
- *Services:* - An addition dwelling would contribute to existing drainage/sewer capacity issues. Existing drains in the area are not fit for purpose.

- *Precedent*: - Permission for a dwelling on this site has been refused previously. The examples of infill housing provided by the applicants are in a different receiving context (terraced housing).

4.0 Planning History

4.1. Appeal Site

SD21A/0126 Permission sought for sub-division of existing site and the construction of a new dwelling etc. Declared **withdrawn** after the period of 6 months from the date of the requirement for further information or evidence elapsed.

SD18B/0286: Permission **refused** (2018) for the erection of a single storey porch extension to front of existing house and erection of new two storey extension to front and side for the following reasons:

1. 'The proposed development would break the established building line along Glenfield Close.
2. Non-compliance with CDP policy in relation to the design of residential extensions.
3. Traffic hazard - Proposed driveway width is excessive.
4. Overbearing and visual impact
5. Insufficient information with respect to surface water drainage
6. The proposed development would set an undesirable precedent.
7. Inaccuracies in the drawings submitted.

SD17A/0233: Permission **refused** (2017) for the erection of a single storey porch extension to front of existing house and the erection of new two storey attached two-bedroom house in the side garden with all associated site and drainage works, for the following reasons:

1. Breaking of the building line
2. Traffic Hazard - Excessive driveway width
3. Overbearing and overshadowing impact
4. Inadequate privacy and residential amenity for prospective occupants,

5. Insufficient information was provided with respect to surface water drainage and water supply.

4.2. No2, Glenfield Drive, Dublin 22 (Corner site at Junction with Glenfield Avenue)

SD20A/0103 Permission granted (2021) for two storey detached dwelling house complete with front and rear gardens: new vehicular entrance and driveway from Glenfield Drive and all associates site works. Development now complete.

5.0 Policy Context

5.1. Development Plan

5.1.1. The application was initially assessed by South Dublin County Council in accordance with the policies and objectives of the South Dublin Development Plan 2015-2022. The South Dublin County Development Plan 2022-2028 was made on 22nd June 2022 and came into effect on 3rd August 2022. I have assessed the proposal under the provisions of the operative Development Plan, namely the South Dublin County Development Plan 2022-2028 (SDCDP 2022).

5.1.2. Zoning: The site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'. Residential development is permitted in principle.

5.1.3. Chapter 6 Housing: 6.8.1 Infill, Backland, Subdivision and Corner Sites

Policy H13: Residential Consolidation

Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H13 Objective 1: To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

H13 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

H13 Objective 5: To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

5.1.4. Chapter 12 - Corner / Side Garden Sites

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings.
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain.
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings.
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings.
- A relaxation in the quantum of private open space may be considered on a case-by-case basis whereby a reduction of up to a maximum of 10% is

allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality.

- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.

5.1.5. Private Open Space

Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in the table below. Generally, Private Open Space for housing should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 5.1 Private Open Space Requirements		
Type of Unit	House Size	Private Open Space
One bedroom	50sqm	48sqm
Two Bedroom	80sqm	55sqm
Three Bedrooms	92sqm	60sqm
Four bedrooms or more	110sqm	70sqm

5.1.6. Car Parking

As per Table 12.26: Maximum Parking Rates (Residential Development) of the CDP a house with three bedrooms or more requires a maximum of 2no parking spaces. The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to criteria outlined in Section 12.7.4 Car Parking Standards.

5.2. **Natural Heritage Designations**

5.3. The site is not located on or within proximity to any designated site.

5.4. EIA Screening

Having regard to the nature and scale of the proposed development, comprising of an infill dwelling on serviced lands and, the distance of the site from nearby sensitive receptors, 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 require.

6.0 The Appeal

6.1. Grounds of Appeal

This is a third- party appeal lodged by John and Pauline Derwin, residents of Glenfield Close, against the decision of South Dublin County Council to grant permission for the proposed development. The issues raised in the appeal can be summarised as follows:

- *Precedent for Refusal* - This build has been previously refused on more than one occasion.
- *Alter the Character of the Area:*
 - The proposed development in terms of its density, scale and design will not 'fit' with the existing character of development
 - Access is to be off Glenfield Close, and part of the boundary wall is to be removed which will alter the landscape of the Close
- *Access / Traffic* - The entrance is to be located on Glenfield Close, a cul-de-sac with a lot of traffic movements and children at play.
- *Tenancy* - The house will be for rent. The owner of the house does not live there and will not be affected by the development.

6.2. Applicant Response

The applicant's response to the grounds of appeal, received 10th November 2022, can be summarised as follows:

- The designers of the development took cognisance of the vacant site located in this established residential area and endeavoured to design a house that would fit with existing houses, where the scale and pattern of development would be maintained.
- The appellants concern regarding construction traffic are noted. The permission requires the submission of a construction management plan to alleviate the temporary impact of construction traffic.
- The applicant has no intention to upset any of her neighbours and will maintain the road in accordance with the traffic management plan.

6.3. **Planning Authority Response**

The planning authority's submission of the 14th of November 2022 can be summarised as follows:

- The issues raised in the appeal have been covered in the planner's report.

6.4. **Observations**

None

7.0 **Assessment**

7.1. **Introduction:**

7.2. Having examined the application details and all other documentation on file, including the submissions received in relation to the appeal, and having inspected the site, I consider the main issues in this appeal are as follows:

- The Principle of Development / Compliance with County Development Plan Policy
- The Issue of Precedent
- Design, Visual Impact, and impact on Residential Amenity
- Traffic, Access, and Parking
- Other Issues

- Appropriate Assessment

I am satisfied that all other issues were fully addressed by the Planning Authority and that no other substantive issues arise. Accordingly, the issues for consideration are addressed below.

7.3. The Principle of Development / Compliance with County Development Plan Policy

- 7.3.1. Planning permission has been sought for the subdivision of the housing plot serving No.11 Glenfield Drive, Clondalkin, to facilitate the construction of a two-storey semi-detached house in the side (south) garden area. The proposed development site is in an area zoned 'Existing Residential' (RES) under the South Dublin County Council Development Plan 2022-2028 (SDCDP 2022). The objective for this area is '*to protect and/or improve residential amenity*'. Residential development is listed as a use that is permitted in principle within the RES zone.
- 7.3.2. The appeal site comprises a 'corner site' at the junction of Glenfield Drive and Glenfield Close. The policies and objectives of the SDCDP 2022-2028, namely Housing Policy 13 (H13) and its associated objectives, seek to promote and support residential consolidation and sustainable intensification at appropriate locations by, inter alia, the development of large corner sites. H13, Objective 3 states that the development of corner or wide garden sites, within the curtilage of existing houses in established residential areas, will be favourably considered.
- 7.3.3. In light of the above, I consider that the provision of an additional house on this site is acceptable in principle.

7.4. The issue of Precedent

- 7.4.1. On the issue of precedent, while I note that South Dublin County Council have previously refused planning permission for the development of this site (please refer to Section 4.0 Planning History) this does not preclude the applicant from making a new application. In accordance with the details outlined in the cover letter

accompanying the application, the proposed development has been designed to address the previous reasons for refusal. I therefore consider it reasonable and appropriate to assess the proposal on its own merits, having regard to the policies and objectives of the current SDCCDP.

- 7.4.2. Further to the above, I note that in 2021 South Dublin County Council granted permission, under SDCC Ref: SD20A/0103, for the development of a corner site at the junction of Glenfield Drive and Glenfield Avenue (c100m to the north of the appeal site) and that this development is now complete. While the grant of permission under SDCC Ref: SD20A/0103 does not in itself suggest a positive presumption towards a grant of permission in respect of the proposed development, which as previously stated is to be assessed and determined on its own merits, it does indicate that the development of this corner site as proposed would be consistent with other similar development in the locality.

7.5. Design, Visual Impact, and Impact on Residential Amenity

- 7.5.1. Third parties, as set out in both in the grounds of appeal and in the submissions received by the planning authority, are of the opinion that the proposed development, due to its density, scale, and design etc, has the potential to unduly impact the visual amenities / character of the area and the amenities of neighbouring properties. Section 12.6.8 of the SDCCDP 2022 states that development on corner and / or side garden sites should be innovative in design, appropriate to its context and should meet with specified criteria, on site size, building line, design, and open space provision etc. In this section of my report, I intend to consider how the proposed scheme meets with the development plan criteria for the development of corner sites, with regard to the concerns raised by third parties.
- 7.5.2. In terms of site size, the appeal site measures approximately 8 metres between the south facing side gable of the existing house at No.11 Glenfield Drive and the opposing boundary, and approximately 28.4m between front and rear boundaries. The development area provided is in my opinion adequate to accommodate an

additional dwelling in a manner that is consistent with the prevailing scale and pattern of development in the area.

- 7.5.3. The development standards set out in the SDCDP 2022-2028 require a minimum of 60sqm of private open space for three-bedroom houses. The subdivision of the site as proposed allows for the provision of private amenity space, in excess of 60sqm, behind the front building of both existing and proposed dwellings.
- 7.5.4. The development of this site as proposed will result in the creation of a terrace of three dwellings in place of the existing pair of semidetached units. I have considered the plans submitted and inspected the site and, in my opinion, this change in house type would not have a significant adverse impact on the amenity of No. 9 Glenfield Drive (the adjoining semi-detached dwelling to the north), which will remain attached on one side only. The site curtilage serving the existing dwelling of No.11 Glenfield Drive, will be significantly reduced; however, I am satisfied that the subdivision of the property as proposed allows for an adequate level of residential amenity to be retained.
- 7.5.5. The development proposed respects the front building line and roof height established by No's 9 and 11 Glenfield Close. The rear building line extends c1m beyond that of the existing dwellings, No's 9 and 11 Glenfield Close, however, I am satisfied that any impacts arising, in terms of overbearing or overshadowing, are unlikely to be significant or beyond what would normally be deemed acceptable within established residential areas. The proposed dwelling would break the building line formed by the existing houses to the east on Glenfield Close. However, I consider that the design of the proposed development together with the separation distance available between the east elevation of the proposed dwelling and No.1 Glenfield Close (+12m) would be sufficient to ensure that there would no significant adverse impact in terms of visual intrusion, overlooking or overshadowing.
- 7.5.6. The proposed dwelling has a dual fronted design, with windows onto both Glenfield Drive to the west and Glenfield Close to the south, this is considered appropriate for corner sites as it avoids blank facades and maximises passive surveillance of the public domain. The design of the proposed dwelling incorporates a hipped roof,

which is not a feature of existing dwellings within Glenfield, but is I consider a suitable design intervention for this corner site. Overall, I consider that the design of the dwelling in terms of its height, form and architectural detailing responds adequately with the local context. Should the Board be minded to grant permission, I recommend, for reasons of architectural harmony and visual amenity, the inclusion of a condition that external roof and wall finishes match that of No.11 Glenfield Drive.

7.5.7. The proposed dwelling has a southern orientation with pedestrian access onto Glenfield Close. A c8m section of the existing boundary wall along Glenfield Close is to be removed and replaced with railing, this will have the effect of 'opening-up' the front / southern façade of the building which in turn would provide for a more active street frontage onto Glenfield Close. I have no objection in this regard. Furthermore, the available separation distance of c23m between the southern elevation of the proposed dwelling and the front elevation of opposing properties on Glenfield Close (No's 2 and 4) is I consider sufficient to mitigate adverse impact in terms of overlooking or overshadowing.

7.5.8. When development occurs, there is inevitably an unavoidable impact on the receiving environment. In this instance, the development of this site will alter the streetscape along both Glenfield Drive and Glenfield Close and will alter the 'outlook' from neighbouring properties, in particular No's 2 and 4 Glenfield Close, the opposing dwellings to the south. However, having considered the layout and design of the proposed development as detailed in the plans and elevations etc submitted and having inspected the site, I am satisfied, that the site of No.11 Glenfield Drive, can accommodate an additional dwelling and that the dwelling proposed in terms of its height, design, and architectural detailing, would not appear incongruous or result in an overbearing presence on the streetscape.

7.5.9. In conclusion, I am satisfied that the proposed development would not have any significant undue impact on the amenities or character of the area and would not adversely affect the residential amenities or value of property in the vicinity,

7.6. **Traffic, Access and Parking.**

7.6.1. The applicant is proposing to amend the sites front boundary (boundary onto Glenfield Drive) to facilitate the provision of new and separate vehicular entrance arrangements for both the existing and proposed dwellings. Each vehicular access is shown to be 3.5m wide, which meets with the current SDCCDP standards and will serve one in-curtilage parking space. The SDCCDP 2022 normally requires a maximum of 2 parking spaces for houses with three or more bedrooms. The plan does however state that the maximum provision should not be viewed as a target and that a lower rate of parking may be acceptable. I consider the shortfall in parking provision to be acceptable in this case given the nature and scale of the development proposed (one infill dwelling) and the location of the site within walking distance of a wide range of local services, facilities, and employment opportunities. I note for example that the Fonthill Retail Park and Fonthill Industrial Estate are both located within 0.5km of the site. In relation to traffic, I do not consider that the provision of additional dwelling unit within this established residential area would result in any discernible increase in traffic movements that could give rise a traffic hazard.

7.7. Other Issues:

7.7.1. Drainage: Surface water is to be attenuated on site prior to discharge to ground. The primary SuDS system is a soak-pit in the rear garden. Results of soakaway test and soakaway calculations were submitted at further information stage. In addition, it is proposed that the new driveway be of permeable paving to provide a source control. I note that the report of the Water Services division (21st September 2022) indicates that there is no objection to the proposed development subject to condition.

7.7.2. Street Trees: An existing mature street tree is located on the grass verge that runs along the subject site boundary at Glenfield Close. Should the Board be minded to grant permission I recommend that a condition that this tree be protected from damage during construction.

7.7.3. Tenancy. On the issue of tenancy, I note that the proposed development, comprising a single dwelling, on residential zoned lands in Clondalkin, is not subject to any occupancy restriction. Therefore, in my opinion the future occupancy of the dwelling is not an issue for the Board.

7.8. **Appropriate Assessment**

Having regard to the nature and scale of the proposed development and the distance from the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

8.0 **Recommendation**

8.1. I recommend that permission be granted subject to conditions.

9.0 **Reasons and Considerations**

Having regard to the location of the proposed development in an area zoned for residential development in the South Dublin County Development Plan 2022-2028, the infill nature and scale of the development proposed and to the pattern of residential development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would provide for an adequate level of residential amenity for future occupants, would not seriously injure the amenities of the area or properties in the vicinity or give rise to traffic hazard and would be in accordance with Policy H13 of the South Dublin Development Plan, 2022-2028 and would constitute an acceptable form of development at this location. 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 and received by the planning authority on the 30/05/2022 as amended by the revised plans and particulars received by the Planning Authority on 01/09/2022, except as
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	<p>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>Reason: In the interest of clarity.</p>
2.	<p>All external roof and wall finishes shall harmonise in colour and texture with the adjoining dwelling at No. 11 Glenfield Drive.</p> <p>Reason: In the interests of architectural harmony and visual amenity.</p>
3.	<p>Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Irish Water and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with the Irish Water Standards codes and practices.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
5.	<p>(i) The vehicular access points shall be limited to a width of 3.5 meters.</p> <p>(ii) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be</p>

	<p>dished and widened to the full width of the proposed widened driveway entrance.</p> <p>(iii) Any gates shall open inwards and not out over the public domain.</p> <p>Reason: In the interests of traffic and pedestrian safety.</p>
6.	<p>Prior to the commencement of development, the developer shall submit to and agree in writing with the Planning Authority:</p> <p>(i) A method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works</p> <p>(ii) A scheme for the protection during construction of the trees on and around the site in accordance with The British Standard BS 5837:2012 - Trees in Relation to Design, Demolition and Construction and in accordance with the requirements of the Planning Authority.</p> <p>(iii) A method statement for the “No dig” method of driveway construction for the new proposed vehicular entrance</p> <p>Reason: To prevent damage to trees on and around the site during construction.</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>Reason: In the interests of public safety and residential amenity.</p>

8.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution respect of public infrastructure and facilities benefitting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developers or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

10.	<p>The number of the house shall be 11A, and this number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road. In the event that this number already exists no development shall take place under this permission until the applicant, owner or developer has agreed the house numbering with the Planning Authority.</p> <p>Reason: In the interests of the proper planning and sustainable development of the area and compliance with the Council's Development Plan.</p>
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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.

Lucy Roche
Planning Inspector

31st July 2023