



An
Bord
Pleanála

Inspector's Report

ABP-317005-23

Development	The construction of a 3 storey building consisting of 6 no. 2 bedroom apartments and associated site works.
Location	Rear of Annerville, 121 Pouladuff Road, Cork
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	2241252
Applicants	Tim MacCarthy.
Type of Application	Permission.
Planning Authority Decision	Grant, subject to conditions.
Type of Appeal	Third Party
Appellant	Anne Moynihan.
Observer(s)	None.
Date of Site Inspection	17 th August 2023.
Inspector	Terence McLellan

1.0 Site Location and Description

- 1.1. The appeal site refers to the 0.07 hectare plot located on the north side of Woodhall, to the west of Pouladuff Road, Cork. Situated towards the entrance of the Woodhall estate, the appeal site is positioned between the rear garden of the single storey dwelling at 121 Pouladuff Road to the east, and the two storey semi-detached dwelling at 6 Woodhall to the west. The northern boundary is marked by trees and a large commercial shed building whilst Woodhall and the adjacent two storey dwellings lie to the south. There are open amenity spaces serving Woodhall to the south east and south west of the appeal site.
- 1.2. The appeal site is currently enclosed on Woodhall by a wall of approximately two metres height which sits immediately adjacent to the carriageway as there is no footpath on this section/side of Woodhall. Site levels decrease slightly towards the west. The surrounding area is predominantly residential. Woodhall is characterised by two storey terraced and semi-detached dwellings whilst to the east on Pouladuff Road and beyond, dwellings are generally single storey. The majority of dwellings in Woodhall benefit from off-street car parking with additional car parking provided on street.

2.0 Proposed Development

- 2.1. Planning permission is sought for the redevelopment of the site to provide housing. The initial application submitted to the Council proposed 6 no. two bedroom apartments in a three storey building incorporating six off-street car parking spaces. Following the submission of further information, the scheme was amended to provide 2 no. two bedroom apartments and 2 no. five bedroom duplex units in a two and a half storey building incorporating four off-street car parking spaces. The two bedroom apartments would be provided at ground floor level and the duplex units would be located on the upper levels. Amenity space would be provided to the rear and each unit would also benefit from private amenity space in the form of terraces for the ground floor apartments and balconies for the duplex units.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Grant Permission was issued by Cork City Council (CCC) on 17th April 2023 subject to 14 generally standard conditions including development contributions and the payment of a bond.

3.2. Planning Authority Reports

- 3.2.1. The Planner's Report sets out the assessment and rationale for the Planning Authority's decision to grant planning permission and gives consideration to the observations received. The report notes that there is an existing permission for three dwellings and that the preparatory works that appear to have taken place on site may be in connection with that permission. The initial assessment raised concerns with regards to amenity (overshadowing), density, design and details of the management of communal spaces. Concerns were also raised by the Urban Streets and Road Design Team regarding the detailed design of the parking and access (further detail below).
- 3.2.2. Further information was requested during the application process in order to address these concerns. This resulted in an amended scheme that reduced unit numbers, reduced the height of the proposed building to two and a half storeys, amended the façade design, reduced the total number of parking spaces, and amended the layout and design of the parking and access. The further information was considered to be significant and the application was readvertised accordingly.
- 3.2.3. The report considers the amended scheme to be acceptable in design, parking, and residential amenity terms. The Planning Authority have assessed the existing public open space within the Woodhall estate and consider this sufficient to both accommodate the new development and to satisfy the Council's public open space policy.
- 3.2.4. **Other Technical Reports**

- 3.2.5. **Contributions (24.08.2022):** No objections, subject to appropriate conditions to secure the relevant contributions.
- 3.2.6. **Drainage (18.08.2022):** No objections, subject to appropriate conditions.
- 3.2.7. **Environment (21.07.2022):** The Environment Team requested further information regarding noise and construction waste.
- 3.2.8. IR: This was not included on the further information request issued by the Planning Authority to the developer. However, I am satisfied that these issues can be dealt with appropriately by condition should the Board be minded to grant permission.
- 3.2.9. **Housing (22.07.2022):** No objections, the development is exempt from the requirements of Part V based on site size. The Board will note that an exemption certificate has been issued.
- 3.2.10. **Traffic Regulation and Safety (31.08.2022):** Concerns raised regarding parking and that traffic exiting the site would lead to vehicle conflict. The absence of a footpath would force pedestrians onto the road which would be a safety issue. Car parking is also considered to be in excess of CDP standards and should be reduced. The response notes that little information has been submitted on cycle parking. It is recommended that further information be requested to deal with these issues.
- 3.2.11. IR: The further information referred to by Traffic Regulation and Safety was not requested by the Planning Authority nor was it referred to in the Planner's Report. I have considered these matters in my assessment and I am satisfied that they have been suitably addressed by the scheme amendments.
- 3.2.12. **Urban Streets and Road Design (21.07.2022):** Concerns were raised regarding parking and access layout. Further information was requested regarding detailed design (tactile paving, dropped kerbs, crossover, parking layout, provision of a singular access, and maximum entrance width) and demonstration of DMURS compliant sightlines. The further information was received on 7th March 2023 and considered by Urban Streets and Road Design to be acceptable.

3.3. **Prescribed Bodies**

- 3.3.1. **Inland Fisheries Ireland (20.07.2022):** Request that Irish Water/Cork County Council signify that there is sufficient capacity in existence so that the development does not:

(a) overload either hydraulically or organically, existing treatment facilities; (b) result in polluting matter entering waters; and (c) cause or contribute to non-compliance with existing legislative requirements.

3.3.2. **Irish Water (20.08.2022):** No objection.

3.4. **Third Party Observations**

3.4.1. A total of five observations were submitted in response to the to the planning application from the following:

- Caroline Russell of 1 Woodhall, Pouladuff Road, Cork.
- Jessica Shine of 7 Woodhall, Pouladuff Road, Cork.
- Anne Moynihan of 11 Woodhall, Pouladuff Road, Cork.
- Michael Ryan of 13 Woodhall, Pouladuff Road, Cork.
- Councillor Paudie Dineen of Cork City Council.

3.4.2. These observations generally raise similar issues to the grounds of appeal, which are set out in section 6.1 below. Observations in addition to those made on the appeal are summarised as follows:

- The development will impact on the residential type of the estate, which is mostly owner occupied, by increasing the number of rental properties. This will impact on the character of the estate and put pressure on services.
- It appears that development has already commenced, and that the description as advertised misrepresents the development as it does not refer to retention works.
- The development will injure sightlines of residents who live near and opposite the site, which is primarily bungalow type dwellings.

4.0 **Planning History**

Subject Site

4.1. **Planning Authority Reference TP18/37960:** Permission was granted in February 2019 for the erection of 3 no. two storey, three bedroom dwellings. The permission

was subject to 15 generally standard conditions including conditions securing financial contributions and the payment of a bond.

Adjacent Site

- 4.2. **ABP PL28.108246/Planning Authority Reference TP98/22319:** Permission was granted by the Board in April 1999 for the erection of 2 no. two storey semi-detached dwellings on the adjoining site to the west on Woodhall.

5.0 Policy Context

5.1. Development Plan

Cork City Development Plan 2022-2028

- 5.1.1. The appeal site is categorised as Zone ZO 1: Sustainable Residential Neighbourhoods, the primary objective of which is to protect and provide for residential uses and amenities, local services and community, institutional, educational, and civic uses. The CDP also notes that development in this zone should generally respect the character and scale of the neighbourhood in which it is situated.
- 5.1.2. Chapter 2: Core Strategy, seeks to deliver Strategic Objective 1 of the CDP, Compact Liveable Growth, with the aim of improving quality of the life in the city. The relevant objectives of this chapter are:
- Objective 2.31: Compact Growth
 - Objective 2.32: Housing Supply
- 5.1.3. Chapter 3 of the CDP sets out the policies for achieving Strategic Objective 2, Delivering Homes and Communities, with the aim of delivering housing and creating and maintaining sustainable neighbourhoods and the community infrastructure needed to ensure that diverse communities all benefit from a good quality of life. The relevant objectives of this chapter are:
- Objective 3.4: Compact Growth
 - Objective 3.3: New Housing Supply
 - Objective 3.5: Residential Density

- Objective 3.9: Adaptation of Existing Homes, Infill Development, and Conversion of Upper Floors.

5.1.4. Chapter 11 includes the policies aimed at delivering Strategic Objective 9, Placemaking and Managing Development. This chapter sets out the Council's guidance and priorities for development proposals. Of primary importance is securing development of the highest architectural and urban design quality that is people-centric and resilient to climate change and other challenges. The relevant objectives and sections of this chapter are:

- Objective 11.1 Sustainable Residential Development
- Objective 11.3: Housing Quality and Standards
- Objective 11.4: Daylight, Sunlight and Overshadowing
- Objective 11.5: Private Amenity Space
- Section 11.67: Design Quality
- Section 11.69: Residential Density
- Section 11.91: Quantitative Standards
- Section 11.100: Separation, Overlooking and Overbearance
- Section 11.112: Public Open Space in Housing Developments
- Section 11.139: Infill Development
- Section 11.234: Car and Bicycle Parking

5.2. Regional Policy

Regional Spatial and Economic Strategy for the Southern Region

5.2.1. This strategy provides a framework for development at regional level. The RSES promotes the regeneration of our cities, towns, and villages by making better use of under-used land and buildings within the existing built-up urban footprint.

5.3. National Policy

National Planning Framework – Project Ireland 2040

5.3.1. The government published the National Planning Framework (NPF) in February 2018. Objective 3a is to deliver 40% of all new homes nationally, within the built-up footprint of existing settlements. Objective 11 is to prioritise development that can encourage more people to live or work in existing settlements whilst Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable

development and at an appropriate scale of provision relative to location. Objective 35 is to increase residential density in settlements through a range of measures including restrictions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.4. Ministerial Guidelines

- Quality Housing for Sustainable Communities, Guidelines for Planning Authorities (2007).
- Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, including the associated Urban Design Manual (2009).
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020, updated in 2022).

5.5. Natural Heritage Designations

5.5.1. None relevant.

5.6. EIA Screening

5.7. Having regard to the nature and scale of the development, the zoning afforded to the site, the availability of public services and infrastructure, and the location of the development outside of any sensitive location specified in article 109(4) of the Planning and Development Regulations 2001 (as amended), it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. A third party appeal against the decision of Cork City Council to grant planning permission for the proposed development has been lodged by Anne Moynihan of 11 Woodhall, Pouladuff Road, Cork. The grounds of appeal can be summarised as follows:

- The development has changed from that originally applied for, from 6 no. two bedroom apartments to 2 no. two bedroom apartments and 2 no. five bedroom duplex apartments.
- The original design for the Woodhall Estate was amended to reduce the number of homes in order to provide quality amenity space.
- The applicant has previously received permission for new homes on the estate. Two have been built and three have permission on the appeal site. The current proposal would further increase the total number of homes on the estate.
- The current proposal differs significantly from that proposed at pre-planning stage and shows no regard for amenity concerns.
- Insufficient information was provided at pre-planning stage to allow a full assessment and the planner made concerns clear.
- The building would be more accurately described as three storeys in height.
- The proposed development is too tall, would be higher and visually inconsistent with the adjacent dwellings.
- No sections have been provided to show the relationship between the proposal and the dwelling to the east.
- The proposal would result in a loss of privacy, overlooking, overshadowing, and amenity impacts due to the proposal being overbearing.
- The development is inconsistent with the pattern of development in the neighbourhood.
- Due to its height, location and context, the proposal would be extremely obtrusive and would visually dominate, having a significant negative visual impact that would detract from the character and form of the estate.
- The density has been reduced but the number of bed spaces has increased. This represents serious overdevelopment, placing a burden on the capacity and services in the estate.
- The proposal is inconsistent with established density levels.

- The development would have an adverse impact on the amenity of existing and proposed residents.
- Demographics on the estate have changed over time and there is now a serious difficulty in terms of parking and access, including for larger and emergency vehicles. The proposal would exacerbate this and would be a danger to public safety.

6.2. Applicant Response

6.2.1. The applicant's response to the third party appeal is summarised below:

- The applicant amended the scheme in response to the Council's concerns.
- There is an acute demand for housing in Cork.
- Feedback at pre-planning is used as a reference point.
- The development is in accordance with zoning objectives. The height and number of units has been reduced and an amended design proposed in order to address concerns.
- The development would not result in any additional overlooking, and overshadowing concerns have been addressed by the reduction in height.
- The amended design fits into the pattern of the estate and grain of development in the area.
- Whilst it is important for the development to integrate with Woodhall, it is also important to integrate into the wider area and comparable examples are provided on Pouladuff Road.
- The development is of an appropriate scale and density for the area.
- The CDP requires a mix of housing types, and the duplex units will cater for families, couples and individuals.
- The appellant suggests parking is a problem because young people are forced to stay at home with their families due to the ongoing issues in the housing market. The proposed development would provide new homes and an opportunity to move.

- Car parking has been reduced to four spaces and 16 cycle spaces would be provided to encourage a modal shift.
- Parking provided is off street and as such would not impact on access for emergency vehicles.
- The site is underutilised, is well located for services, and has good public transport links.
- The new homes would contribute to housing targets and would deliver on compact growth principles.

6.3. **Planning Authority Response**

6.3.1. No response.

6.4. **Observations**

6.4.1. None.

7.0 **Assessment**

7.1.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Design and Density
- Amenity
- Parking and Transport
- Other Matters
- Appropriate Assessment

7.2. **Design and Density**

7.2.1. The appellant has raised several concerns relating to the design of the proposed development, such as the development being inconsistent with the pattern of development in the neighbourhood, that the development would be more accurately

described as three storeys in height, and that the proposal would represent overdevelopment, thereby placing a burden on capacity and services in the estate. It is argued that, due to its height, location and context, the proposal would be visually dominant, obtrusive, and would have a negative visual impact that would detract from the character and form of the existing estate.

7.2.2. As set out previously, the development was amended by further information. This amended the design by reducing the height, reducing unit numbers, and redesigning the façade. The façade design now includes brickwork at ground floor and the central core, with render on upper levels. This is a suitable response to the design of the existing dwellings on Woodhall and I am satisfied that the proposal appropriately contextualises with the character and form of the existing estate. Whilst I note that the total height of the proposal is higher than the existing dwellings, I do not consider it to be visually dominant or obtrusive and I consider the location to be suitable for a step up in height, being located near the entrance to the estate and adjacent to an open space.

7.2.3. Density has been reduced as a result of the reduction in unit numbers and is now considered to be in line with CDP requirements. I note the issue raised by the appellant that this would still be higher than the established density on the estate and that bed spaces would actually increase. Density is calculated on a dwellings per hectare basis as opposed to a habitable room per hectare basis and I consider that the density level being proposed strikes an appropriate balance between contextualising with the existing estate and making efficient use of underutilised, serviced urban sites to achieve the compact growth objectives of the CDP. As such, I do not consider that the proposal would represent overdevelopment or that it would put additional undue pressure on estate services.

7.3. **Amenity**

7.3.1. The grounds of appeal refer to various amenity concerns, including that the development would result in a loss of privacy, overlooking, overshadowing, and that it would be overbearing on adjacent properties.

7.3.2. The development largely maintains the established building line and whilst there would be some additional depth to the rear, the proposal would not result in any direct window to window views being created. The windows in the gable elevations of the proposed

development would serve shower rooms and would be obscure glazed. I accept that there would be some new views from the upper levels of the proposed development to adjacent rear garden ground as a result of providing housing on this otherwise undeveloped site. However, the level of overlooking created would be typical of urban housing developments and would be consistent with the established relationship between dwellings on this estate. I am therefore satisfied that there would be no excessive or harmful loss of privacy or overlooking.

- 7.3.3. Woodhall runs on a broadly east/west axis and the dwellings on the north side have north facing gardens. I note that the proposed development is taller than the adjacent dwellings and that there would be some additional depth to the rear beyond the existing rear building line on Woodhall. Given the orientation of the site, there would be the potential for some limited overshadowing to the rear garden ground of 6 Woodhall in the morning hours and 121 Pouladuff Road in the late afternoon/early evening hours. This overshadowing would only affect small sections of the aforementioned gardens and would be transient in nature. As such, I am satisfied that the level of overshadowing would not have a significant detrimental impact on residential amenity.
- 7.3.4. Concerns have been raised that the development would be overbearing due to scale and massing. The proposed development would be taller than the existing adjacent dwelling at 6 Woodhall by approximately 3.2 metres. Whilst this is visually apparent, it is not a discordant relationship. As mentioned previously, the proposal maintains the established front building line on Woodhall with a slight increase in depth beyond the rear building line. This rearward projection does not result in any significant harmful amenity impacts and overall, I do not consider the development to be overbearing on 6 Woodhall.
- 7.3.5. The east gable of the proposed development would be 10.2 metres from the rear elevation of the adjacent dwelling at 121 Pouladuff Road. This proximity would be limited to a small section of the rear façade of the adjacent dwelling and the remainder of the rear façade would enjoy an open outlook to the west. The secondary rear façade of 121 Pouladuff Road would achieve a minimum separation distance of at least 16 metres. Consequently, I am satisfied that the development would not be overbearing on the dwelling and garden ground at 121 Pouladuff Road.

7.4. Parking and Transport

- 7.4.1. The appellant considers that the proposed development would exacerbate existing parking and access problems on the estate. I am mindful that the Traffic Regulation and Safety (TRS) department initially raised concerns regarding access conflict, excessive car parking and that the absence of a footpath would force pedestrians onto the road which would be a safety issue.
- 7.4.2. The development would provide four car parking spaces in addition to providing a new public footpath for the length of the site frontage, terminating at an uncontrolled pedestrian crossing. The TRS department considered that the development would be in excess of the CDP parking standards on the basis that the maximum standard is 0.5 spaces per unit. On reviewing the relevant standards in the CDP, the 0.5 standard only applies to one and two bedroom units, and three bed plus units have a standard of one space per unit. On that basis there is an excess provision of one parking space. However, given the concerns from residents that there are parking issues on the estate, I am satisfied that the provision of this additional space is acceptable and will alleviate the potential for parking conflict.
- 7.4.3. The access arrangements as amended, are acceptable and would not lead to vehicle or pedestrian conflict. Appropriate sightlines are achieved, and the provision of a footpath is a significant improvement for pedestrian safety. I do not consider that the provision of four homes (which is one unit more than previously permitted) would have a significant impact on trip generation and traffic within the local area. As such, I am satisfied that the development is acceptable on parking and transport grounds.

7.5. Other Matters

- 7.5.1. Various points have been raised by the appellant regarding the difference between the proposed development and the scheme that formed the basis of the pre-application enquiry. Pre-application enquiries are beneficial as they can help to streamline the planning application process by improving the quality of subsequent planning applications and raising awareness of relevant planning issues with applicants. However, the carrying out of pre-application consultations cannot prejudice the performance of a Planning Authority in carrying out any of its functions under the Planning Acts and Regulations.

7.5.2. Furthermore, as the planning application process is a public process, the Planning Authority cannot predetermine any proposed development before a formal decision is made on a planning application. Pre-application consultations therefore cannot bind the Planning Authority to any subsequent decision and each planning application must be assessed on its own merits.

7.6. **Appropriate Assessment**

7.6.1. Having regard to the nature of the development, its location in a serviced urban area, and the separation distance to any European site, it is concluded that no appropriate assessment issues arise as the proposed development 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**

8.1. From my assessment above, I consider that the Board should uphold the decision of the Planning Authority and grant planning permission for the proposed development, subject to conditions, based on the reasons and considerations set out below.

9.0 **Reasons and Considerations**

9.1. Having regard to the Z1 zoning objective relating to the site and the nature and extent of the proposed development, it is considered that the proposal, subject to the conditions set out below, would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health or the environment and would generally be acceptable in terms of design and traffic safety.

10.0 **Conditions**

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application [as amended by the further plans and particulars submitted on the 7 th March 2023, 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
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	<p>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>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details to be agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
3.	<p>Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Details of the proposed uncontrolled pedestrian crossing are to be agreed in writing with the Planning Authority prior to commencement of development along with a letter of consent for any works that may be required outside of the red line.</p> <p>Reason: In the interests of amenity and the safe passage of pedestrians.</p>
5.	<p>The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals for this shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
6.	<p>The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide inter alia: details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise</p>

	<p>management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste and/or by-products.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
7.	<p>(a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 ' Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.' (b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.</p> <p>Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.</p>
8.	<p>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. 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 developer or, in default of such agreement, the matter shall be referred to the Board 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 that a condition requiring a contribution in accordance with the Development</p>

	Contribution Scheme made under section 48 of the Act be applied to the permission.
9.	<p>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.</p> <p>Reason: To ensure the satisfactory completion of the development.</p>

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.

Terence McLellan
Senior Planning Inspector

19 September 2023