



An
Bord
Pleanála

Inspector's Report

ABP-318837-24

Development	Construction of new dwelling house, connection to public utilities together with ancillary site development works.
Location	Cliff Road, Carrowhubbuck South, Enniscrone, Co. Sligo.
Planning Authority	Sligo County Council
Planning Authority Reg. Ref.	2360215
Applicant(s)	Michael and Sharon Kilcullen
Type of Application	Permission
Planning Authority Decision	Grant permission with conditions
Type of Appeal	Third Party
Appellant(s)	John Brown and Ailbhe Donnelly
Observer(s)	Nil
Date of Site Inspection	25/10/24
Inspector	Ronan Murphy

1.0 Site Location and Description

- 1.1. The appeal site is located in the town of Enniscrone. Co. Sligo. It is located on the Cliff Road which directly overlooks Killala Bay and Enniscrone Strand. The pier is situated 100m to the north-west of the site. The surrounding area can generally be described as having a mix of recreational and residential uses with residential uses immediately surrounding the subject with some commercial uses to the south leading into Enniscrone town centre.
- 1.2. The appeal site subject site is located approximately 2.4km to the north-west of the town centre and comprises of an undeveloped infill site which is irregularly shaped with a stated area of 0. 014ha. The topography of the site rises from the west where it meets Cliff Road to the east of the site.
- 1.3. The appeal site is bound by residential development to the north, south, and east and a pumping station to the south-west of the site. A private sewer pipe traverses the site from this pumping station in a north—easterly direction to connect to the dwelling to the north of the site.

2.0 Proposed Development

- 2.1. The proposed development comprises of the construction a new dwelling and connection to public utilities and ancillary site development works. Vehicular access to the proposed development would be from Cliff Road to the west of the site.
- 2.2. The proposed dwelling is single storey with an internal area, as shown on the submitted floor plans of 114m² and a maximum height of 5.01m. The proposed dwelling would have a napped plaster finish with timber effect uPVC windows and doors with a black slate / tile roof. The proposal would include a rear private open space area of c. 419m².
- 2.3. The proposed dwelling would comprise of two double bedrooms (one ensuite), an open plan kitchen / dining / living room and a utility / laundry room.

3.0 Planning Authority Decision

3.1. Decision

3.1.1 The planning authority, by order dated 13/12/23 decided to grant planning permission, subject to 7 conditions including conditions relating to external finishes, floor levels, external lighting, surface water, wastewater and domestic effluent and grey water.

3.1.2 The decision was in accordance with the planning officer's recommendation.

3.2 Planning Authority Reports

3.2.2.1 Planning Reports

There are two planning reports on file. The first report, dated 6 October 2023 recommends that further information was sought relating to the following:

- The method of storm water disposal.
- Demonstrate that storm water / runoff disposal hierarchy options 1-3 have been exhausted as per C753 guidance.
- Clarify the proposed discharge point for stormwater disposal.
- Need to sign a storm water connection agreement with Sligo County Council, if discharging to a public drainage network.

3.2.2.2 Other Technical Reports

- Water Services report dated 5 October 2023 requesting further information relating to the need to clarify the method of storm water disposal, demonstrate that storm water / runoff disposal hierarchy options 1-3 have been exhausted as per C753 guidance and to provide clarify in relation to the proposed discharge point for stormwater disposal.

3.2.2.3 A further information response was received on 17 November 2023 items including:

- A cover letter stating that it is proposed to connect the stormwater to the existing public stormwater drain located in Cliff Road and to connect the foul drain to the existing public drain located in Cliff Road.

- The existing foul drain that traverses the site serving the property to the north will remain in-situ and will be protected during the course of the works. The existing services serving the property to the north will be preserved and maintained.
- Amended site layout plan showing the connection of the storm water (to the storm water drain along Cliff Road) and foul connection (to the foul drain on Cliff Road).
- Existing services, serving the dwelling to the north will be preserved and maintained as requested by the owner of that property.

3.2.2.4 A second planning report dated 12 December 2023 recommends that planning permission be granted, subject to conditions. The second planning officers report notes that there are no objections to the proposed development from the internal departments as a result of the applicant's response to further information.

3.3 Prescribed Bodies

3.3.1 Irish Water, no response received.

3.4 Third Party Observations

3.4.1 No third-party observations received.

4 Planning History

4.1 Subject site

4.1.1 **21/498:** Application for development consisting of the construction of a dwelling house with new connection to public utilities and all associated site works.

4.1.2 In this case the proposed dwelling was located above the existing drain, and it was proposed to divert the drain to accommodate the proposed development. This application was subsequently withdrawn.

4.1.2 **05/87:** Application for a dwelling. **Application withdrawn.**

4.2 Site to the north

14/182 (PL21.243792): Planning permission granted by An Bord Pleanála for the construction of an extension and alterations to the existing dwelling with the retention of existing first floor windows.

Site to the south

05/910: Application for the erection of extension to dwelling house, removal of existing roof tiles and replace with slates. Permission granted, subject to conditions.

5 Policy Context

5.1 Development Plan

5.1.1 I make the Board aware that the initial application was assessed having regard to the provisions of the *Sligo County Development Plan 2017-2023*. Since the initial assessment of this application, the *Draft Sligo County Development Plan 2024-2030* was adopted on 30 September 2024 and will come into force on Monday 11 November 2024.

5.2 Sligo County Development Plan 2017-2023

5.2.1 The *Sligo County Development Plan 2017-2023* is the operative plan for County Sligo at the time of writing this report. Chapter 3 of the Development Plan sets out the core strategy for County Sligo. Section 3.2 sets out the settlement hierarchy for the county. Enniscrone is identified as being within Settlement Category 2 Key Support Town. This is shown in Figure 3.A Core Strategy Map. The following pertinent Strategic settlement policies are set out:

- **SP-S-2** Promote economic development in the Key Support Towns of Tobercurry, Ballymote and Enniscrone

Section 3.5.2 states that zoning in the Ballymote and Enniscrone Local Area Plans is incorporated as statutory zoning under this County Development Plan and shall remain unchanged until the review of these LAPs.

5.2.2 Chapter 5 of the *Sligo County Development Plan 2017-2023* sets out policies in respect of housing. The following policies are relevant:

- **P-UHOU-1** Have regard to the principle of sequential development in assessing all new residential development proposals, whereby areas closer to settlement centres will be prioritised for development in advance of lands further from settlement centres. Notwithstanding this principle, each proposal will be considered on its merits and having regard to the proper planning and sustainable development of the area.
- **P-UHOU-2** Require high quality in the layout and design of new residential development, having regard to the guidance and standards set out in DECLG's Guidelines for Planning Authorities – Sustainable residential development in urban areas. Refer to Section 13.3 Residential development in urban areas (development management standards).
- **P-UHOU-4** Promote more compact forms of residential development, such as infill and backland development, and ensure – through the development management process – that access points to backland areas are reserved or that adequate road frontage is reserved to provide future road access, to enable comprehensive backland development. **P-UHOU-5** Ensure that

services and utilities in residential developments are provided concurrently with the construction of new dwellings.

Section 12.3.2 relates to compact settlement and states that a compact settlement is one where commercial town-centre development is concentrated in the core and housing areas extend sequentially outwards. Consolidation of towns and villages into compact settlements involves prioritising the development of infill, brownfield, and backland sites.

5.2.3 Chapter 13 sets out Development management standards. Section 13.2.2 relates to the impact of development on its surroundings. The following factors (inter alia) will be considered in assessing the impact of a proposed structure on the receiving environment:

- degree of overshadowing and loss of light to surrounding properties.
- degree of overlooking and consequent loss of privacy for adjoining properties.
- the quality of the overall design.
- the scale of the building in relation to surrounding urban space, together with the effect of the building on the quality of the space.

Section 13.2.8 relates to infrastructure and services and states:

- Where water and sewerage infrastructure is privately provided, the type and design shall be agreed at pre-planning stage with the Planning Authority.
- Proposals from private developers to extend existing public wastewater infrastructure networks will be facilitated, where such proposals would result in the servicing of zoned lands. Any such proposal shall be assessed on a case-by-case basis.
- In the interest of amenity, all electricity, telephone, and television cables in urban built-up areas, especially within zones designated for residential development, shall be placed underground.

Section 13.2.9 relates to surface water drainage and states (inter alia):

- All applications for planning permission shall incorporate proposals for the disposal of surface water.

- When creating a new vehicular access onto public roads, existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Surface water shall not be allowed to discharge onto the adjoining public road from the proposed development.

Section 13.2.14 relates to undergrounding of cables and states inter alia:

- The planning authority will seek to place underground all electricity, telephone, and television cables in the urban built-up areas, especially within zones designated for residential development.

5.4 Draft Sligo County Development Plan 2024-2030

5.4.1 The *Draft Sligo County Development Plan 2024-2030* was adopted by the Elected Members of Sligo County Council on 30 September 2024 and is due to become operational on Monday, 11 November 2024.

5.4.2 Chapter 3 sets out the Core Strategy for County Sligo in which Enniscrone is identified as a Support Town and is designated for consolidation, regeneration, and a quantum of growth proportional to their current population and infrastructural capacity. Table 3.1 sets out the strategy for the Core Strategy and in relation to Support Towns the following strategy is set out '*Promote urban consolidation and regeneration, facilitating housing and population growth commensurate with town size.*'

5.4.3 Chapter 5 sets out the Settlement Strategy for County Sligo. The following policies are of relevance to Enniscrone:

SP-S-2 Promote consolidation and regeneration in the Support Towns of Ballymote, Enniscrone and Tobercurry.

5.4.4 Chapter 10 sets out policies in relation to urban development:

P-CG-1 Ensure that the expansion of towns or villages takes place in accordance with the principle of sequential development, from the settlement core outwards, on infill sites, back land sites and designated Settlement Consolidation Sites.

P-CG-2 In town and village centres, promote high-quality infill and back land development that consolidates and regenerates the existing urban core of the settlement and provides a diverse range of uses.

5.4.5 Chapter 13 sets out the Enniscrone Town Plan. The subject land is identified as being within the 'Existing Residential' zoning.

5.4.6 With regard to housing it states that housing in Enniscrone comprises a broad mix of low-to medium-density residential development, much of which consists of holiday homes. Due to the shortage of family accommodation in Enniscrone, these homes have been bought by retirees or younger families for full-time residential living. This has caused some problems for the occupiers, as the holiday homes were not designed for permanent living and are lacking in private open space, storage space and have inappropriate heating systems. The Planning Authority will ensure that all future housing schemes are designed to standards suitable for permanent occupancy.

5.4.7 Chapter 26 sets out policies in relation to residential development. Pertinent to the proposed development are:

P-UHOU-4 Ensure the provision of a suitable range of house types and sizes to reflect the changing demographic structure and the trend towards smaller household sizes.

P-UHOU-5 Ensure that all new housing developments are constructed to the standards and specifications applicable to housing intended for permanent occupation.

5.4.8 Chapter 33 sets out Development Management Standards. The following are pertinent to the proposed development:

33.2.2 Impact of development on its surroundings. The following factors (inter alia) will be considered in assessing the impact of a proposed development in both urban and rural areas:

- Degree of overshadowing and loss of light to surrounding properties and amenity spaces.
- Degree of overlooking and consequent loss of privacy for adjoining properties.
- The quality of the overall design.

33.2.4 Infrastructure and services. Proposals from private developers to extend existing public wastewater infrastructure networks will be facilitated, where such proposals would result in the servicing of zoned lands.

33.2.5 Surface water drainage. All applications for planning permission shall incorporate proposals for the disposal of surface water. The use of nature-based solutions will be required in all medium to large scale development proposals. All new developments in urban areas are required to provide separate drainage systems, including nature-based SUDs (sustainable urban drainage systems) where appropriate. This approach will protect the capacity of public wastewater treatment plants and will assist in managing surface water runoff onto public roads.

33.2.11 Waste disposal. Any new commercial or residential development, urban or rural, must be designed and constructed with adequate space to securely store organic food/garden waste, dry recyclables, and residual domestic waste in separate receptacles.

33.2.12 Site landscaping. All planning applications shall be accompanied by a landscape plan, designed to integrate the newly developed site into its surroundings.

33.2.13 Undergrounding of cables. The Planning Authority will require that electricity and other utility cables are placed underground in the urban built-up areas, especially within zones designated for residential development and in Architectural Conservation Areas. The Planning Authority will restrict overhead lines along Scenic Routes or in Visually Vulnerable landscapes, as it is a policy aim to preserve such sensitive landscape views from the visual intrusion of large-scale telecommunications and energy infrastructure.

5.5 EIA Screening

5.5.1 Having regard to the nature and scale of the proposed development and the nature of the receiving environment, 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 stage, and a screening determination is not required. Please refer to Appendix 1.

6 The Appeal

6.1 Grounds of Appeal

6.1.1 A third-party appeal has been submitted by Ger Fahy Planning on behalf of John Brown and Ailbhe Donnelly. The key issues raised with the appeal submission in relation to planning matters can be summarised as follows:

- The third party has no objection in principle to the proposed development but wishes to ensure the protection of the private sewer pipe which serves their property and crosses the site of the proposed development. This is to ensure the protection of public health.
- The proposed development should be set back from the private sewer similar to that of Irish Water requirements to ensure that access to the pipe is facilitated at all times. Construction on top of or too close to the pipe could cause damage or result in the prevention of maintenance into the future.
- Limited details on all pipes running through the site. No indication of the depth of the pipework has been provided. It is not possible to ensure that a sufficient separation distances between the proposed development to avoid any damage to the pipe.
- There is a conflict between the site layout submitted with the application and the site layout plan submitted with the further information response. The site layout plan submitted as part of the Further Information response does not include the text relating to a new connection to the existing gravity sewer to the southwest of the site and shows the proposed new pipework traversing the appellants existing pipe work. There are no cross sections showing the depth of the pipes and there is a serious risk of damage to the existing network of pipes which is unacceptable.
- The question of easements and sufficient legal interest is not a matter for An Bord Pleanála, the protection of foul services and protection of public health are planning concerns.

- The proposed development, if permitted would be prejudicial to public health due to the failure to ensure the protection of an existing wastewater pipe traversing the site and serving a third-party dwelling.
- No method statement has been provided to ensure protection of underground pipes and there no guarantees relating to the protection of the sewer upon completion of the development.
- Given the inconsistencies between the initially submitted plan and the response to Further Information, the lack of details relating to pipe depth create uncertainty.
- Condition 2 c) relates to responsibility for the repair of the pipe but no condition relates to existing services. This approach is unacceptable and fails to guarantee the protection of the sewer pipe and is therefore prejudicial to public health.
- The most appropriate means of protecting the sewer pipe is as follows: Certified engineering drawings showing the exact position and depth of all existing pipes traversing the site, detailed drawing showing an appropriate set back and exclusion zone from sewer pipes, detailed cross sections showing how the proposed pipes will cross existing pipes without interference, a method statement showing how the pipes will be protected, a condition requiring that the sewer pipe serving the neighbouring property be maintained at all times during construction and that in the event of any accidental damage to that pipe, urgent repair works are to be carried out by the landowner and a condition requiring the protection of all existing sewer pipes following the completion of development.
- The planning application does not show the services such as electricity and telecoms. No provision to reroute these services, this was shown in previously withdrawn applications on the site.
- There is part of a set of interconnected telecom inspection chambers in the vicinity, there is a high probability that these services will be disrupted by ground works for the proposed development.

6.2 Applicant Response

6.2.1 A response was received from the applicant and can be summarised as follows:

- In the previous application on site, the existence of a drain serving the appellants land was well known and the proposal included the diversion of the said drain to accommodate the development. Other public services including a gravity and pumped sewer traversing the site were proposed to be diverted and permission to do so was given by Irish Water.
- Condition 1 of the Notification to Grant Planning Permission states that the works shall be carried out in accordance with the plans and particulars submitted to Sligo County Council. The site layout plan submitted as a response to Further Information clearly states that the existing 100mm foul drains shall be protected during the course of the works.
- All existing services have been located and identified on site by excavation and plotted using GPS surveying equipment.
- The vertical separation between the sewer serving the appellants property and the proposed foul and storm drain will be 350mm. The standard separation distance set out in Uisce Eireann's Code of Practice for public networks is 300mm minimum.
- The depth of the existing sewer is 1.2m. The separation distance between the foundations and the existing drain is 1000mm. In accordance with Part H of the Building Regulations there is no need to encase the existing drain in concrete and therefore no need to disturb the pipe.
- The presence of electrical and telecom services which has been insitu for decades and which traverse the site are maintained. The presence of electrical and telecom services in the vicinity of the utility pole on the NW corner of the site is known and every measure shall be employed to ensure that no utility services are disturbed. No excavation or construction works are to take place in this location.

6.3 Planning Authority Response

6.3.1 Letter dated 25 January 2024 stating that it is considered that the Appellant has not submitted any additional details to the submission received by the Planning Authority on 17th September 2023 and 30th November 2023 that would alter the Planning Authority's decision on this application, and it is still considered that the proposed development would be acceptable given the zoning and details included in the application. The said submission raises concerns regarding private services running through the subject site which has been addressed in the Planners report. It is therefore requested that the decision of Sligo County Council to grant permission in this case is upheld.

6.4 Observations

- No observations received.

6.5 Further Responses

- No further responses received.

7 Assessment

7.1 Having inspected the site and reviewed the documents on the file, I consider that the appeal can be addressed under the following headings:

- Zoning provisions.
- Principle of development.
- Services connections.
- Other issues
- Appropriate Assessment

The Planning Authority were satisfied that the design and layout as proposed is appropriate and that the proposals would not adversely impact upon the visual or residential amenities of property in the vicinity of the appeal site. I would agree with the Planning Authorities assessment in this regard.

7.2 Zoning provisions

- 7.2.1 At the time the planning application was lodged, and appeals made, the *Sligo County Development Plan 2017-2023* (as extended to 2024) was in effect. The appeal site was included within the settlement boundary of *Enniscrone Local Area Plan 2014-2020* as incorporated within the *Sligo County Development Plan 2017-2023* which remains unchanged until the review of the Local Area Plan. The subject site was zoned 'Residential uses.'
- 7.2.2 In the interim, the *Draft Sligo County Development Plan 2024-2030* was adopted by the Elected Members of Sligo County Council on 30 September 2024 and is due to become operational on Monday, 11 November 2024. The *Draft Sligo County Development Plan 2024-2030* includes an Enniscrone Town Plan (set out in Chapter 13). The subject land is identified as being within the 'Existing Residential' zoning. I confirm to the Bord that residential development is a permitted use therein, and there are no new designations pertaining to the site (e.g. protected structures, architectural conservation area, tree preservation orders, protected views).

7.3 Principle of development

- 7.3.1 The proposed development comprises of the construction of a new dwelling, connection to public utilities together with site development works and on land which is zoned for residential purposes and in my opinion, the proposed development is acceptable, in principle.

7.4 Services Connections

- 7.4.1 The key ground of appeal states that the purpose of the appeal is to protect the private sewer pipe which traverses the subject site and serves the appellants property. The appellants contend that the proposed development should be set back from the private sewer similar to that of Irish Water requirements to ensure that access to the sewer is facilitated at all times in case of the need to repair or replace arises.
- 7.4.2 The grounds of appeal also states that the applicants have failed to provide sufficient details on all pipes running through the site and that no indication of the depth of the pipe work has been provided. It is further stated that without the appropriate level of detail, it is impossible to ensure that sufficient separation distances have been

provided between the proposed development to avoid damage to the sewer which serves their property.

- 7.4.3 The appellants are critical of the planning authority's decision and the nature of the conditions (too vague and lacking detail on how the sewer pipe servicing their property would be protected). The appellants submit that this level of uncertainty would be prejudicial to public health.
- 7.4.4 Finally, the appellants outline concerns that the application fails to ensure existing electrical and telecom services which has been in place for a long period of time which traverse the site.
- 7.4.5 The applicants dispute this and state that the vertical separation between the sewer serving the appellants property and the proposed foul and storm drain will be 350mm. It is further stated that the standard separation distance set out in Uisce Eireann's Code of Practice for public networks is 300mm and therefore the separation distance is acceptable.
- 7.4.6 In addition to this, the applicants note that the depth of the existing sewer is 1.2m and that the separation distance between the foundations of the proposed dwelling and the existing drain is 1000mm and therefore, having regard to Part H of the Building Regulations there is no need to encase the existing drain in concrete and therefore no need to disturb the sewer pipe.
- 7.4.7 With regard to the electrical / telecom services the applicant's note that the presence of these services in the vicinity of the utility pole located to the northwest of the site are known and that every measure shall be employed to ensure that no utility service is disturbed.
- 7.4.8 I have reviewed the application plans and particulars, including the planning officers report and internal memos of departments within Sligo County Council (initial and post further information). I make the Bord aware that site layout plan submitted by way of response to the Further Information request shows that the private foul drain serving the appellants property would be set back c. 1.2m from the gable end of the proposed dwelling. The layout plan does not show the location of telecom / electrical services.
- 7.4.9 Having considered the foregoing and on balance, I would agree with the appellants that, while the issue of the protection of private services is not a matter on which the

Bord can adjudicate, the issue of public health is a matter which the Bord should satisfy itself with.

7.4.10 The appellants have requested that the proposed development should be set back from the private sewer a similar distance to Irish Water requirements. However, I am of the opinion that such a setback would not be warranted in this case given that the private sewer is not as large as publicly owned sewer and serves one property. In addition to this, an increase in set back from that shown on the submitted drawings would require a redesign of the proposed development which would be unnecessarily onerous on the applicants.

7.4.11 I also note that the applicants are of the opinion that all services and pipes through the have been identified and that the proposal would have an impact on such services. Notwithstanding this having considered all the foregoing, I am of the opinion that a condition should be included which requires the applicant to provide a method statement demonstrating how all existing underground services including the private sewer traversing the site would be protected during construction. This in my opinion would be in the interests of the protection of public health.

7.5 Other Issues

7.5.1 I make the Bord aware that the site layout plan submitted with this application shows that a shed along the south-western boundary of the land is proposed to be demolished. The demolition of this structure was not stated in the statutory notices; however, I would note that the demolition is not specifically required to facilitate the proposed development and is therefore I do not consider this to be part of the proposal being considered.

8 AA Screening

8.1 I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended. The proposed development is located within a residential area within the town of Enniscrone. The proposal

comprises of the construction of a dwelling, connection to public utilities and site development works.

8.2 The subject land is adjacent to a European site. The closest such site to the appeal site is the Killala Bay / Moy Estuary SPA which is located c. 18m to the west of the site and the Killala Bay / Moy Estuary SAC which is located c. 252m to the south and south-west of the site. It is noted that there is no hydrological connection between the site and either the Killala Bay / Moy Estuary SPA or the Killala Bay / Moy Estuary SAC. In this regard, all surface water, effluent and greywater generated on site is required to be discharged to the Uisce Eireann Sewerage Network.

8.3 Having considered the nature, scale, and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:

- The relatively small scale of the development
- The location of the development and its distance from the closest European Site.

8.4 I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

9 Recommendation

9.1 I recommend that permission be granted.

10 Reasons and Considerations

10.1 It is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area, would not be prejudicial to public health

or adversely affect the environment, and would be in accordance with the proper planning and sustainable development of the area.

11 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 received by the planning authority on the 17th day of November 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 authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the finished ground floor levels of the proposed dwelling and materials, colours, and textures of all the external finishes to the proposed dwelling and external lighting (including access road and entrance) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the relevant section of the Council for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health and surface water management.

4. a) Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Eireann (Irish Water) to provide for a service connection to the public water supply and wastewater collection network.
- b) All works shall be carried out in compliance with Uisce Eireann (Irish Water) standards, codes, and practices.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of amenities, public health and safety and environmental protection

7. Prior to the commencement of works, the developer shall submit to and agree in writing with the planning authority a method statement prepared by a suitably qualified professional which outlines all underground services including the private sewer traversing the site will be protected during construction.

Reason: In the interests of public health

8. Site development and building works shall be carried out only between the hours of 0700 to 19.00 Mondays to Friday inclusive, between 0800 to 14.00

hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

9. The developer shall pay to the planning authority a financial contribution of €2052.00 (Two Thousand and fifty two euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

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.

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.

Ronan Murphy
Planning Inspector

11/11/2024

Appendix 1 - Form 1

EIA Pre-Screening

[EIAR not submitted]

An Bord Pleanála Case Reference	ABP-318837-24			
Proposed Development Summary	Construction of new dwelling house, connection to public utilities together with ancillary site development works			
Development Address	Cliff Road, Carrowhubbuck South, Enniscrone, Co. Sligo.			
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes		
		No	No further action required	
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?				
Yes		Class.....	EIA Mandatory EIAR required	
No			Proceed to Q.3	
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?				
		Threshold	Comment (if relevant)	Conclusion
No		N/A		No EIAR or Preliminary Examination required
Yes		Class/Threshold.....		Proceed to Q.4

4. Has Schedule 7A information been submitted?

No		Preliminary Examination required
Yes		Screening Determination required

Inspector: _____ **Date:** _____