



An
Coimisiún
Pleanála

Inspector's Addendum Report

ABP-319766-24

Development

Partial change of use from commercial to residential, demolition of the former garage and the preservation of the existing 20th century structure on the site for use as a food store, construction of a residential development consisting of 30 apartment units and all associated site works.

Location

Site formerly known as Dennehy's Cross Garage, Dennehy's Cross, Model Farm Road, Cork

Planning Authority

Cork City Council

Planning Authority Reg. Ref.

2341980

Applicant(s)

Dennehy's Cross Construction Ltd.

Type of Application

Permission

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Donal O'Keeffe

Kate Nagle

Observer(s)

Church of the Descent of the Holy
Spirit

Michael Darcy

Dennehy's Cross Action Group

Alan Costello

Date of Site Inspection

22/01/2025

Inspector

Lorraine Dockery

1.0 Introduction

- 1.1 This report has been prepared pursuant to An Coimisiún's Direction (reference number CD-020131-24) dated 08/07/2025. It is an addendum report to the Inspector's Report in respect of ABP-319766-24, dated 17th June, 2025.
- 1.2 Following a meeting of the An Coimisiún held on 03/07/2025, they wished to issue a request under Section 132 of the Planning and Development Act 2000, (as amended) to the local authority regarding the following:
 1. Clarify how the proposed dwelling size mix is consistent with, and justified under Objective 11.2 and Table 11.7 in the Cork City Development Plan 2022-2028.
- 1.3 A section 132 response was received from Cork City Council, dated July 28th, 2025. An Coimisiún subsequently issued a Section 131 notice to all parties inviting submissions in respect of this response received from Cork City Council. Further public notification was not required.
- 1.4 This report considers the submissions made on foot of the above.

2.0 Response of Relevant Parties/Observers to An Coimisiún's Decision to Request Further Information

Planning Authority Response

- Relevant Development Plan tables in this instance are Table 11.3 and Table 11.8 (City Suburbs)
- As per Table 11.3 of the CDP for apartment schemes less than 50 units, SPPR2 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023) applies to the first 9 units and Tables 11.5-11.9 to the remaining units.
- Notes section 1.18 and Section 2.22 of aforementioned Guidelines.
- Notes SPPR2 and Objective 11.2 Dwelling Size Mix which states that 'Where there is a target for student accommodation, and it can be demonstrated that

this demand has been provided for within the area, then this demand can be reassigned to other dwelling sizes according to the relative target proportions.

- Site area of 0.1968ha and therefore defined as an urban infill scheme
- While the proposal did not strictly accord with the mix outlined in Table 11.8, the basis for the application of the standards (SPPR1 and SPPR2) as cited in Table 11.3 was considered of relevance given the size of the site, the difficulties in securing a design solution and ensuring the redevelopment of a brownfield site given the proximity to the Protected Structure and the importance of maintaining local views.
- As a result, the proposed housing mix was justified under SPPR1 and 2 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023) noting the SPPR 2 allows for scope for planning authorities to exercise discretion on a case-by-case basis having regard to the overall quality of the proposed development.
- Noted that a justification for the deviation from the standards was provided by the applicant in the initial application documentation and also in the request for Further Information
- May be scope to amalgamate some units to provide for larger unit types, however the planning authority was cognisant of government guidelines in relation to providing for higher densities while achieving a design solution which was respectful of the character of the area.

3.0 Further Submissions

Third Party appellant (Donal O’Keeffe)

The submission may be summarised as follows:

- Proposed unit mix for one and two bed units exceeds the targets stated in Table 11.8. Two-bed units equate to 76.5% of total development
- No three and four bed units proposed
- Applicant has not provided any relevant justification, supported by market evidence for deviating from target levels for the 3 relevant units in Table 11.8;

applicant's response is based on outdated Census dated information, not market evidence as envisaged by Objective 11.2

- PA response predicated on Guidelines, in particular SPPR1 and 2 and does not deal with specific provisions of the Development Plan
- PA have failed demonstrated how dwelling size mix is consistent with and justified under Objective 11.2 and Table 11.8 of CDP
- Questions whether SPPR2 is applicable in this case as it refers to urban infill schemes while the prevailing character of the immediate area is suburban in nature
- Wording of SPPR2 does not confer open-ended flexibility and the exercise of discretion is qualified by the need to have regard to the quality of the overall development to justify non-compliance with Objective 11.2 and Table 11.8
- No evidence/data to suggest invoking aspect of Objective 11.2 referenced by the PA or to demonstrate that the demand concerned in relation to student accommodation has been provided in the area
- Queries PA assertion that applicant provided justification for unit mix in initial application
- Statement of Housing Mix was not submitted with the application and PA have failed to explain its absence
- Notes ACP decisions ABP-313216-22 and ABP-313642-22 in relation to interpretation and application of Objective 11.2; concluded that both materially contravened the Development Plan in relation to provision of housing mix

Third Party appellant (Kate Nagle & Others)

The submission may be summarised as follows:

- Highlights small size of site and proximity to Protected Structure
- Difficulties in securing a design solution should not form basis for making a decision
- Design solution does not maintain local views and is not only redevelopment solution; could be developed as a three-storey structure

- A design solution which is respectful to character of area has not been achieved
- Amalgamation of units will unlikely change the external design of building
- Height should be reduced to achieve design solution that respects character of area

Observers (Dennehy's Cross Action Group, Michael Darcy)

Matters raised in these submissions relevant to the section 132 request from An Coimisiún Pleanála to the planning authority may be summarised as follows:

- Proposal not for student development; no overspill of student accommodation into residential market; remiss of PA to bring student accommodation into the issue when it's not a purpose-built student accommodation that allows for non-mix requirement
- No substantive grounds to justify deviation from City Development Plan in terms of unit mix; planning authority not implementing their own Development Plan requirements; failed to address this matter in their assessment of proposal
- SPPPR guidelines relate to elderly accommodation
- Total disregard for apartment mix set out in Development Plan; no studio apartments, three-bed or four-bed units proposed – not in compliance with Table 11.8 in this regard
- Cites examples of applications that were refused permission on basis of materially contravening Development Plan in relation to unit mix (313642, 315820 and 309560)
- Queries contribution of apartments to community, in particular those not in tenants' ownership as opposed to owner occupied housing; preferred choice is stepdown housing
- Concerns regarding parking/delivery due to mix of units proposed

4.0 Applicant's Response

4.1 The first party submission may be summarised as follows:

- Policies of Development Plan must be applied with flexibility

- Original planning application and response to FI presented evidence-based justification for a deviation from the standard housing mix requirements; proposed mix is a responsive interpretation of policy; an exercise in responsive placemaking
- References Apartment Planning Guidelines 2025 in support of unit mix proposed; contends that to refuse permission on basis of unit mix policy that has been superseded by a more deliverable national model would be remiss; would prioritise a non-technical conformity over the substantive benefits of the proposal
- Substantive demographic evidence that 2022 Census which supports smaller unit types; compelling case for provision of smaller unit types with trend towards smaller households; average household size of 2.72 people; 6% increase in people living alone; 21% rise in those over 65 living alone; 12% increase in adults living at home with parents; average number of children decreased to 1.32
- Sets out further statistics in support of unit mix proposed including 27.7% of all households in city are one-person households, making it the single most common house type. 23.2% of are two-person households meaning that over half the city population is occupied by 1 or 2 people households. 16.2% of all family units are lone-parent families- critical demand for smaller, well located residential units
- Proposal represents a commitment to building a sustainable and inclusive community and an alignment with the strategic spirit of national planning policy and current section 28 guidelines; ultimate goal is not to tick boxes but to build a better, more responsive city for all

5.0 Planning Policy

- 5.1 There have been no relevant variations to the Cork City Development Plan 2022, which remains in force.

6.0 Assessment

- 6.1 An Coimisiún requested the planning authority to clarify how the proposed dwelling size mix is consistent with, and justified under Objective 11.2 and Table 11.7 in the Cork City Development Plan 2022-2028.
- 6.2 The response of the planning authority is detailed above. They note that the applicable table is Table 11.8 not Table 11.7 referenced in the section 132 request. The planning authority gives a justification for the unit mix proposed and reference SPPR 1 and 2 of the Sustainable Urban Housing: Design Standards for New Apartments in support of their justification. They consider the site to be an urban infill scheme and consider that relevance should be given to the site size, the difficulties in securing a design solution and ensuring the redevelopment of a brownfield site given the proximity to the Protected Structure and the importance of maintaining local views. They note section 1.18 of the aforementioned Guidelines which states that 'These guidelines have been issued by the Minister for Housing, Local Government and Heritage under Section 28 of the Planning and Development Act 2000 (as amended). Planning authorities and An Bord Pleanála are required to have regard to the guidelines and are also required to apply any specific planning policy requirements (SPPRs) of the guidelines, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended) in carrying out their functions'.
- 6.3 A number of submissions from third parties were received which outline their concerns in relation to the proposed development. In relation to the matter of mix of units proposed, it is stated that the planning authority have failed to demonstrate how dwelling size mix is consistent with and justified under Objective 11.2 and Table 11.8 of CDP and question whether SPPR2 is applicable in this case as it refers to urban infill schemes while the prevailing character of the immediate area is suburban in nature. Third parties also contend that the wording of SPPR2 does not confer open-

ended flexibility and the exercise of discretion is qualified by the need to have regard to the quality of the overall development to justify non-compliance with Objective 11.2 and Table 11.8.

- 6.4 A response was also received on behalf of the first party which contends that the policies of the City Development Plan must be applied with flexibility and that the original planning application and response to Further Information presented evidence-based justification for a deviation from the standard housing mix requirements. They set out a number of statistics from Census 2022 in support of their contention that there is a critical demand for smaller, well located residential units and state that the proposal seeks to provide for a sustainable community and a more responsive city for all.
- 6.5 I highlight that a number of decisions of An Coimisiún were referenced in the third-party submissions received. I highlight that some of these decisions related to SHD applications, which were lodged and assessed under different legislation (Planning and Development (Housing) and Residential Tenancies Act 2016, to this current appeal. Additionally, ABP-315820-23 and ABP-309560-21 were also referenced. I note that unit mix did not form part of the refusal reasons in these cases. I do not consider the cited cases to provide precedent in this current case lodged under the Planning and Development Act, 2000 (as amended).
- 6.6 I refer An Coimisiún to section 7.57 of Inspector's Report, dated 17th June 2025, where an assessment of this matter was undertaken.
- 6.7 I highlight to An Coimisiún that while the planning authority state that the proposed development did not strictly accord with the mix outlined in Table 11.8, they do not state that they consider it to represent a material contravention of the City Development Plan.
- 6.8 The mix of residential units permitted by the planning authority is as follows:

Table 1:

1 Bed	7 (23%)
2 Bed	23 (77%)
Total	30 units

- 6.9 Objective 11.2 of the operative City Development Plan states that ‘Applications for 10-50 dwellings will need to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective sub-area’. Table 11.8 applies to City Suburbs in which the subject site is located, with a max 25% one-bedroom units, maximum 40% two-bed units and a minimum of 18% three-bed units set out. The proposal does not comply with these ranges in relation to two and three bed units. An Coimisiún may consider this to be an unidentified material contravention of the Plan. I consider this to be a material contravention of the City Development Plan 2022-2028.
- 6.10 The planning authority have put forward a justification for the proposed unit mix in their response to An Coimisiún dated 28th July 2025 (see above). I note that they have not addressed the matter of material contravention and accept the unit mix proposed. They consider that in this instance the mix proposed can be justified under SPPR1 and SPPR 2 of the Sustainable Urban Housing: Design Standards for New Apartments (July 2023).
- 6.11 Given that the application was originally lodged to the planning authority on 11/05/2023, the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (July 2023) apply. SPPR1 states that:
- ‘Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s)’.
- 6.12 I note that the ‘Cork City and County Joint Housing Strategy and Housing Need Demand Assessment was undertaken and I note their Joint Housing Strategy 2022-2028 in this regard. The subject site is located within the ‘City Suburbs’ of this Strategy (see section 5.4.4 of Strategy in particular section 5.4.4.4 South-West Suburbs). It notes that the Cork City Development Plan 2022-2028 sets a population target of 42,543 by 2028 for the area, an increase of 6%, and a housing target of

approximately 926 units. It further states that the South-West Suburbs contain a broad social mix and that given the amount of land available, the area will be important in delivering a range of housing types and tenures to meet overall demand in the City, including social housing delivered through Part V and direct delivery. It further notes that the South-West Suburbs contain both of Cork's major third-level institutions, UCC and MTU, as well as other major public institutions such as Cork University Hospital and acknowledges that there will therefore likely be continued demand for private rented accommodation in particular in the area as well as for purpose-built student accommodation. It further states that delivery of this housing will be important to meet this demand, provided it is delivered in accordance with the policies of the Cork City Development Plan to ensure appropriate housing quality and tenure mix (section 5.4.4.4 of Strategy). Having regard to the above, I consider that the proposal will aid in meeting the housing demand of this city area and will add to the range of housing types being provided within the area, in accordance with the above Housing Strategy.

6.13 Specific Planning Policy Requirement 2 of the Sustainable Urban Housing: Design Standards for New Apartments (July 2023) states inter alia that:

'For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:

- Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;
- Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;

All standards set out in this guidance shall generally apply to building refurbishment schemes on sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development'.

6.14 In this regard, the planning authority also references section 2.22 of aforementioned Guidelines which states that 'in addition, Development Plans should provide for

flexibility in respect of dwelling mix in small-scale building refurbishment and urban infill development schemes'. As stated above, the planning authority consider the proposal to represent an urban infill scheme. Given its locational context within an 'Inner Urban Suburb' of Cork city, as set out in the operative Cork City Development Plan, I concur with the planning authority that the subject site can be classified as an urban infill scheme on a site less than 0.25 hectares. The site area is stated as being 0.1968 hectares. In addition, the proposal includes for the refurbishment of an existing building on site. I also consider that SPPR2 is applicable in this instance.

- 6.15 Furthermore, I also note that SPPR 3 of the Urban Development and Building Height Guidelines states that if the Board concurs with an applicant's case and is satisfied that a development complies with the criteria under section 3.2 then a development may be approved, even where specific objectives of the relevant development plan may indicate otherwise. As stated above, I consider the unit mix to represent a material contravention of the Plan in relation to unit mix. As stated above, the planning authority have not stated that they consider it to be a material contravention of their Plan. I have also assessed the proposal above against section 3.2 of Urban Development and Building Height Guidelines with regards to the scale of relevant city/town, at the scale of district/neighbourhood/street, at the scale of site/building and in relation to specific assessments. At the scale of relevant city/town, I consider that the proposal assists in securing objectives of the NPF, in terms of focusing development in key urban centres, fulfilling targets in relation to brownfield, infill development and delivering compact growth. I consider that the proposed unit mix before me responds well to its context within an established settlement boundary in close proximity to existing and planned public transport infrastructure. At the scale of district/neighbourhood, the proposal responds well to its overall environment and would make a positive contribution to the urban neighbourhood/streetscape of the area. It puts forward a good design response- it is not monolithic nor does it have long, uninterrupted walls of building. At the scale of site/building, the proposal ensures no significant adverse impact on adjoining properties by way of overlooking overbearing and/or overshadowing. Any impacts are considered to be in line with what one would expect within such an urban area. I note proximity to existing and future public transport links and the fact that this is a brownfield site that is currently underutilised. The proposed development would not detract from the visual or

residential amenities of the area and overall the proposal would make a positive addition to the streetscape at this location. The regeneration of this site will be a benefit to the wider community. The proposal would respect the sensitive character of the area and would not detract from views of the adjacent Protected Structure. Environmental assessment has been undertaken. Having regard to all of the above, I consider that the proposal is in compliance with section 3.2 of the aforementioned Urban Development and Building Height Guidelines. I generally accept the justification put forward by both the applicant and the planning authority in relation to this matter. I am satisfied with the unit mix proposed.

- 6.16 Having regard to the above, I consider that the provisions of section 37(2)(a) are open to An Coimisiún in relation to this matter.
- 6.17 I consider that the amalgamation of units is necessary nor warranted in this instance, given the locational context of the site.
- 6.18 I concur with the opinion of third parties that reference by the planning authority to student accommodation, as per Objective 11.2, is not relevant to this case as the proposal is not stated to be for purpose-built student accommodation.
- 6.19 I have dealt with Transport Matters including Parking Provision in sections 7.22-7.30 inclusive of my Inspector's Report, dated 17th June 2025. I have nothing further to add in relation to this matter.
- 6.20 My recommendation remains unchanged from that contained in Inspector's Report, dated 17th June 2025.

7.0 Recommendation

- 7.1 I refer to my previous Inspector's Report and recommendation on this appeal dated 17th June, 2025 and I recommend a grant of permission for the proposed development.

8.0 Reasons and Considerations

Having regard to the pattern of development in the area and its neighbourhood and local centre zoning under the Cork City Development Plan 2022-2028, it is

considered that, subject to compliance with conditions below, the proposed development would provide a high-quality development on an underutilised site; would not seriously injure the character and heritage of the area or the amenities of property in the vicinity and would provide an adequate standard of residential amenity to future occupiers.

The proposed development would be in accordance with the relevant provisions of the Cork City Development Plan 2022-2028, save for objectives relating to unit mix, where a material contravention can be considered to arise.

Nevertheless, having regard to the quality of the proposed scheme, to the relevant provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (July 2023), including the consistency of the proposed development with the relevant Specific Planning Policy Requirements therein (SPPR 1 and SPPR 2), together with SPPR 3 of the Urban Development and Building Height Guidelines (2018) and noting the legislative obligation under Section 34 of the Planning and Development Act 2000, as amended, for both a planning authority and The Commission to apply SPPRs instead of the provisions of the development plan where the SPPRs differ from those provisions and having regard to the clear, reasoned assessment of the overall scheme by the planning authority, it is considered that having regard to the provisions of 37(2)(a) of the Planning and Development Act 2000 (as amended), the proposed development would be in accordance with the proper planning and sustainable development of the area, and that a grant of permission is therefore warranted in this instance, notwithstanding the above. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

9.0 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 received by the planning authority on the 04 th day of May 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be
----	--

	<p>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>Prior to commencement of development, the developer shall submit to the planning authority for their written agreement:</p> <ul style="list-style-type: none"> (a) All windows on the eastern elevation to Apartment No.s 7 and 15 up to a height of 1.5m from floor level shall be permanently comprised of obscure glazing (b) Balconies in Apartments 10 and 18 shall be permanently enclosed on their eastern side with obscure glazing (c) Revised drawings showing internal access to the communal storage area on the ground floor. This area shall be reserved for use by residents of the development only and shall not be used by the commercial unit (d) Maintenance plan for proposed landscaping areas (e) Removal/relocation of the loading bay/set down area along the frontage of the development and details regarding proposals for this area (f) Details outlining the provision of a 2m wide footpath along the entire site frontage of Model Farm Road. (g) Submission of detailed Mobility Management Plan (h) Details drawings, at an appropriate scale, outlining all existing and proposed features, fittings, fixtures and signage of the 20th century building. Details drawings, at an appropriate scale, clearly showing all

	<p>elements proposed for removal</p> <p>(i) Proposals for energy use within the development, which endeavours to use sustainable sources of energy and operate an energy conservation policy on the design and operation of the development</p> <p>Reason: In the interests of clarity and the proper planning and sustainable development of the area</p>
3.	<p>The use of the ground floor retain unit shall be restricted to retail use (use as a shop) as defined within the Planning and Development Regulations 2001, as amended. No part of the premises shall be used as a hot food/fast-food takeaway outlet on foot of this grant of permission</p> <p>Reason: In the interests of protecting the amenity of the area</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>Each residential unit shall be used as a single dwelling unit only and shall not be sub-divided in any manner or used as two or more separate habitable units.</p> <p>Reason: In the interests of sustainable development and proper planning</p>
6.	<p>The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular:</p> <p>(a) The roads and traffic arrangements serving the site (including signage) shall be in accordance with the detailed requirements of the Planning</p>

	<p>Authority for such works and shall be carried out at the developer's expense.</p> <p>(b) The roads layout shall comply with the requirements of the Design Manual for Urban Roads and Streets, in particular carriageway widths and corner radii;</p> <p>(c) The materials used in any roads / footpaths provided by the developer shall comply with the detailed standards of the Planning Authority for such road works,</p> <p>A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.</p> <p>Reason: In the interest of traffic safety and convenience.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900, Mondays to Fridays inclusive, between 0800 to 1600 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>
8.	<p>Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have</p>

	<p>been installed and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.</p> <p>Reason: In the interest of public health and surface water management</p>
9.	<p>Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
10.	<p>The site shall be landscaped in accordance with the detailed comprehensive scheme of landscaping, which accompanied the application submitted, unless otherwise agreed in writing with, the planning authority prior to commencement of development. The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development or each phase of the development and any plant materials that die or are removed within 3 years of planting shall be replaced in the first planting season thereafter.</p> <p>Reason: To ensure a satisfactory completion and maintenance of the development in the interests of residential amenity and in the interests of protecting the environment</p>
11.	<p>Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development/installation of lighting.</p> <p>Reason: In the interests of amenity and public safety</p>

12.	<p>No signage, advertisement or advertisement structure (including that which is exempted development under the Planning and Development Regulations, 2001 (as amended)), other than those shown on the drawings submitted with the application, shall be erected or displayed on the buildings or within the curtilage of the site unless authorised by a further grant of planning permission.</p> <p>Reason: In the interest of visual amenity</p>
13.	<p>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.</p> <p>Reason: In the interest of visual and residential amenity.</p>
14.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no additional plant, solar/PV panels, machinery or telecommunications structures shall be erected on the roof of the proposed development. No fans, louvres or ducts shall be installed unless authorised by a further grant of permission.</p> <p>Reason: To protect the visual amenity of the area</p>
15.	<p>Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and unit numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of</p>

	<p>the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).</p> <p>Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.</p>
16.	<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 and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
17.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.</p> <p>Reason: In the interest of sustainable waste management.</p>
18.	<p>(a) A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of</p>

	<p>these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p> <p>(b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</p>
19.	<p>The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall: (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works. The assessment shall address the following issues: (i) the nature and location of archaeological material on the site, and (ii) the impact of the proposed development on such archaeological material. A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.</p>

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

	<p>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>
23.	<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, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</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>

Note: The applicants are advised to note section 34(13) of the Planning and Development Act, 2000 (as amended) which states that a person shall not be entitled solely by reason of a permission to carry out any development.

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

Lorraine Dockery

Senior Planning Inspector

05th December 2025