



An
Coimisiún
Pleanála

Inspector's Addendum Report

ABP-322275A-25

Development	Mixed use development comprising 44 residential units and 6 commercial units in 3 blocks.
Location	Main Street and New School Street, Newcastle, Co. Dublin
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD24A/0071
Applicant	Geotechnical Site Investigations
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellants	John O'Reilly Keith O'Connor Joseph Bohan
Observer	Newcastle Community Council

Date of Site Inspection

27th June 2025 and 20th July 2025

Inspector

John Duffy

1.0 Background

- 1.1. Following consideration of submissions on file and the Inspector's Report, the Commission's Direction dated 24th of September 2025 relates to the decision to issue a Section 132 notice under the Planning and Development Act, 2000 as amended, to the applicant regarding the following matter:

In the context of the disused agricultural shed on the site, and having regard to the precautionary principle, you are requested to carry out a bat survey to determine whether a bat roost(s) has been established in the disused agricultural shed located on the site which may have bat roost potential, or anywhere else on the development site, so as to assist the Commission to consider whether or not the proposed development would result in the deterioration or destruction of bats roosts, noting that bat species are afforded strict protection under the Habitats Directive.

The Direction requests that any response received is to be circulated to parties to the appeal and that the file is to be referred to the Inspector for an addendum report.

- 1.2. The Section 132 notice issued to the applicant on the 25th of September 2025. It was subsequently re-issued on the 23rd October 2025.
- 1.3. On the 13th of November 2025, in response to the Section 132 notice, an assessment of the appeal site with regard to usage by bats, prepared on behalf of the applicant by Fers Ltd., was received by the Commission.
- 1.4. In accordance with Section 131 of the Planning and Development Act 2000, as amended, this bat assessment was circulated to all parties and the observer for comments. No subsequent submissions were received from any of the parties or the observer.
- 1.5. This addendum report sets out a summary of the bat assessment as prepared by Fers Ltd. in addition to providing an assessment of the relevant issues.

2.0 Response to the Section 132 notice

2.1. The response to the Section 132 notice received from Fers Ltd., on behalf of the applicant, is summarised as follows:

- An assessment of the appeal site with regard to usage by bats was undertaken on 10th November 2025 by the Principal Ecologist with Fers Ltd.
- The assessment undertaken did not indicate any bat activity within the envelope of the site. It is considered the disused agricultural building on the site is of a construction not suitable for roosting bats.
- It is noted the building has been utilised recently by breeding swallows and the removal of these nests / demolition of the building may require a section 42 licence as the building is unoccupied. Any removal of nests/demolition during the breeding season (March 1st - August 31st) will require a licence.
- The low hedge bordering parts of the northern and eastern boundaries does not provide any suitable roosting habitat. An ivy-covered Ash tree to the south-east, but outside the site, may provide low potential for use as a day / temporary roost, although this is true of any mature ivy covered tree.
- In conclusion, there is no evidence for any bat activity observed within the application footprint. The disused agricultural building is not suitable for roosting bats, nor is the low hedgerow occurring on site. The proposed development will not result in the deterioration or destruction of any bat roost.

3.0 Assessment of applicant's response

3.1. I note the response to the Section 132 notice submitted to An Coimisiún Pleanála on 13th November 2025 on behalf of the applicant. I consider the submitted bat assessment has fully addressed the issues raised in the statutory notice.

3.2. I note that no responses were received from any of the parties or the observer to the Section 131 notices, which enclosed copies of the bat assessment prepared by Fers Ltd.

3.3. The bat assessment notes the existence of several recently utilised swallow nests within the disused shed structure and suggests their removal, or demolition of the building, even outside of the breeding season may require a Section 42 licence as the building is unoccupied. The assessment also notes that any removal of the nests or demolition during the breeding season (March 1st to August 31st) would require a Licence.

3.4. I note that Section 42 of the Wildlife Act, 1976 (as amended) provides, inter alia, that where protected wild animals or birds are causing serious damage to flora and fauna that the owner or occupier of the property to which damage is being caused may apply to the Minister for a permission under this section. However, in this instance, I do not consider Section 42 to be particularly relevant or appropriate, given that no damage is being caused by the swallows. Provided the nests are vacant it would appear to be permissible to remove them outside of the breeding season without a licence. In my opinion, should the Commission be minded to grant permission, I recommend inclusion of a condition, in the interests of protecting biodiversity value within the site, requiring the developer to incorporate measures to be agreed with the planning authority for provision of nesting for birds to be located and installed in consultation with a qualified ecologist.

3.5. Conclusion

While the Commission will note my recommendation in the initial Inspector's Report to refuse permission, having regard to the findings of the submitted bat assessment as detailed in section 2 of this addendum report and also to the conclusion that the proposed development will not result in the deterioration or destruction of any bat roost, I consider that permission for the proposed development may be granted, subject to conditions.

4.0 **New Development Contribution Scheme 2026-2028**

4.1. Since the initial Inspector's Report (dated 21st July 2025) relating to this proposed development, a new Development Contribution Scheme (DCS) 2026-2028 for the

administrative area of South Dublin County Council was approved at the October 2025 Council Meeting.

- 4.2. In the instance of a third party appeal against a decision to grant permission, such as this case, the assessment and decision of the Commission should be based on the development contribution scheme in place at the date of the Commission's decision, notwithstanding that the development contribution scheme may have changed in the period between the planning authority decision and the decision of the Commission on the appeal.
- 4.3. Condition 32 of the Chief Executive's Order requires the payment of a special contribution for the provision of a strategic surface water outfall pipe along Hazelhatch Road and associated works and tie-ins in accordance with Section 48(2)(c) of the Planning and Development Act, 2000 as amended.
- 4.4. Section 9 of the DCS 2026-2028 details the Classes of Public Infrastructural Development and contribution amounts per square metre. *Class 2* relates to *Surface water & environment infrastructure & facilities*, while *Class 3* relates to *Community facilities and amenities*.
- 4.5. Appendix II of the DCS 2026-2028 provides a Project List with a total of 14 projects listed under *Class 2 - Surface Water & Environment Infrastructure & Facilities*, including *Newcastle Surface Water Scheme / Hazelhatch Road*. In my view, given that the matter for which the special contribution is sought in Condition 32 is now included in the new and current DCS 2026-2028, this matter would be covered by the section 48 financial contribution condition to be attached. As such, should the Commission decide to grant permission, I recommend omission of Condition 32 as set out in the Chief Executive's Order.
- 4.6. Condition 31 of the Chief Executive's Order requires the payment of a financial contribution in lieu of community floorspace.
- 4.7. Appendix II of the DCS 2026-2028 provides a total of 22 projects listed under *Class 3 – Community Facilities and Amenities*, including *Newcastle Community Centre* and *Community Centres Upgrade*. In my view, given that the matter for which the contribution is sought under Condition 31 (Contribution in lieu of community floor space) is included in the DCS 2026-2028, this matter would be covered by the section 48 financial contribution condition to be attached. Therefore, should the Commission

decide to grant permission, I recommend omission of Condition 31 as set out in the Chief Executive's Order.

5.0 Recommendation

I recommend that permission be granted for the proposed development.

6.0 Reasons and Considerations

Having regard to the provisions of the South Dublin County Development Plan 2022-2028, the zoning for a mix of purposes including village centre and new residential development, the central location of the site within Newcastle village and to the nature, scale and design of the proposed development, it is considered, that subject to compliance with the conditions set out below, the proposed development would not adversely impact on the character of the area, would not contravene the South Dublin County Development Plan 2022-2028 by reason of excessive density, would not constitute overdevelopment of the subject site, would not seriously injure the residential and visual amenities of the area, would not adversely impact the road network or cause traffic congestion in the area, would not be premature having regard to the existing and planned level of water infrastructure to serve the development, would not result in the deterioration or destruction of any bat roost, would not negatively impact on views of built heritage in the area, and would not be likely to give rise to anti-social behaviour in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

7.0 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 21 st day of February 2025, 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
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	<p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>This permission is for the construction of a mixed-use development comprising 40 residential units consisting of 6 number one bedroom apartments, 26 number two bedroom apartments, 8 number three bedroom duplexes and 5 number commercial units.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>Prior to commencement of development, the developer shall submit revised plans for the written agreement of the planning authority to provide for the following modifications or as otherwise agreed:</p> <p>(a) Setback the third floor of Block V3 by removing apartment numbers 14, 15 and 16 as per the Block V3 – Amended Design Plan Layouts Drawing Number 007AI. Apartment layouts for numbers 13 and 17 (including balconies) shall be amended to respond to the setback.</p> <p>(b) Apartment numbers 5 and 10 in Block V3 shall be omitted and the floorspace incorporated into Apartment numbers 4, 6, 9 and 11.</p> <p>(c) Revised landscape design for the Village Plaza shall omit the play area and provide active frontages.</p> <p>(d) Plans, elevational and contiguous elevational drawings of existing and proposed boundary treatments along all site boundaries.</p> <p>Reason: In the interests of visual amenity, residential amenity and to provide a village plaza in accordance with the South Dublin County Development Plan 2022-2028.</p>
4.	<p>A Schedule of Materials detailing colours, finishes and textures of all the external finishes to the proposed development to include images and justification for chosen materials 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 and to ensure an appropriate high standard of development.</p>

5.	<p>Prior to commencement of development, the developer shall submit revised plans and/or details for the written agreement of the planning authority or as otherwise agreed:</p> <p>(a) The developer shall submit a completed Road Safety Audit.</p> <p>(b) The developer shall submit a revised layout of not less than 1:200 scale showing the location and reduced number of car parking spaces to be provided at the development. Refer to Table 12.25: Maximum Parking Rates, from the South Dublin County Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments 2023.</p> <p>(c) The developer shall submit a revised layout of not less than 1:200 scale showing the location and number of bicycle parking spaces to be provided at the development. Refer to Table 12.23: Minimum Parking / Storage Rates from the South Dublin County Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments 2023.</p> <p>(d) The developer shall submit a revised layout at an appropriate scale showing the location of commercial vehicle set down delivery / collection and a refuse vehicle set down areas within the development, not on the public roads.</p> <p>(e) The developer shall submit details of the location, design and construction of the pedestrian areas in the public realm to be constructed by the developer and at their own expense. The public footpath shall be extended along the northern edge of the site to the east and west boundary to a taking in charge standard and at the applicant's expense.</p> <p>Reason: In the interests of sustainable transport and safety.</p>
6.	<p>Prior to the occupation of the residential units hereby permitted the developer shall submit confirmation from the Department of Education on the transfer of lands to provide for the new primary school at Taobh Chnoic (CS9 SLO3), subject to their confirmation of need.</p>

	<p>Reason: To ensure compliance with CS9 SLO3 of the South Dublin County Development Plan 2022-2028.</p>
7.	<p>(a) Prior to the commencement of development, the developer shall submit a drawing to clarify where the eventual surface water pipe connects to on the main street surface water sewer at Newcastle.</p> <p>(b) If the development is to connect into public surface water infrastructure, including that along Hazelhatch Road, the development hereby permitted shall not commence prior to the development of a new surface water sewer on the Hazelhatch Road. The new surface water sewer on Hazelhatch Road must have commenced and must be within 6 months of completion before proposed development is commenced. Prior to commencement of the development, the developer shall obtain written agreement from the planning authority that this surface water project is sufficiently advanced.</p> <p>Reason: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate surface water drainage provision.</p>
8.	<p>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 to the Planning Authority for written agreement the following:</p> <p>(a) A report to include revised surface water attenuation calculations for the proposed development and the surface types proposed such as roofs, green roofs, roads, permeable paving, and grass and their associated areas in square metres. The report shall show the surface water attenuation provided and required in metres cubed.</p> <p>(c) A drawing in plan and cross sectional view to show the type of Sustainable Drainage Systems (SuDS) proposed to attenuate surface water and how much attenuation is provided by SuDS. A combination of SuDS features shall be used to provide an overall solution. Overflow pipes shall be provided from SuDS features to the surface water network where practical.</p>

	Reason: In the interest of public health and surface water management.
9.	<p>Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann.</p> <p>Reason: In the interest of public health.</p>
10.	<p>(a) Prior to commencement of development, the developer shall appoint a suitably qualified Landscape Architect as a Landscape Consultant for the duration of the construction and advise the planning authority of this appointment in writing.</p> <p>(b) A Practical Completion Certificate, signed by the Landscape Architect, shall be provided to the planning authority upon the satisfactory completion of all landscape works.</p> <p>Reason: In the interests of the visual amenities, landscape quality and green infrastructure of the areas.</p>
11.	<p>(a) The site shall be landscaped in accordance with a comprehensive scheme of landscaping prepared by a suitably qualified landscape architect, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include details of all and soft landscaping, levels, sections and elevations, lighting, design of Sustainable Drainage Systems, street tree provision, boundary treatments, play areas and existing green infrastructure assets on the site. Plans shall include underground services, proposed lighting or other features likely to impact on the delivery of the landscape plan. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development or until the development is taken in charge by the local authority, whichever is the sooner, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>(b) Prior to commencement of development, the developer shall submit a Green Infrastructure Plan for the written agreement of the planning authority.</p>

	Reason: In the interests of visual amenity and landscape quality of the area.
12.	<p>(a) Prior to the commencement of development the developer shall, following consultation with the planning authority as appropriate, submit for the written agreement of the planning authority, a Tree/Hedgerow Protection Plan in accordance with BS 5837:2012, along with an Arboricultural Method Statement.</p> <p>(b) Tree / hedgerow protection measures agreed under (a) above shall be fully implemented.</p> <p>Reason: To ensure the protection of trees and hedgerows in accordance with the South Dublin County Development Plan 2022-2028.</p>
13.	<p>Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any residential unit and any commercial unit.</p> <p>Reason: In the interests of amenity and public safety.</p>
14.	<p>Prior to the occupation of each commercial unit, the developer shall submit, for the written agreement of the planning authority, details of the proposed hours of operation for each individual unit.</p> <p>Reason: To protect the amenities of the area.</p>
15.	<p>All external shopfronts and signage shall be in accordance with details which shall be submitted to, and agreed in writing with the planning authority prior to the provision of such shopfronts and signage. Where agreement cannot be reached between the applicant/developer and the local authority the matter shall be referred to An Coimisiún Pleanála for determination. The signage shall be lit by external illumination only.</p> <p>Reason: In the interest of visual amenity.</p>
16.	<p>The developer shall incorporate specific designed measures to be agreed with the planning authority for provision of nesting for birds, for example swifts, barn swallow and house martin. These shall be located and installed</p>

	<p>in consultation with a qualified ecologist. Evidence of proper installation shall be provided by a suitably qualified ecologist to the planning authority within three months of completion of the proposed development.</p> <p>Reason: In the interests of protecting biodiversity value within the site.</p>
17.	<p>(a) The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the development. Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation (preservation in-situ/excavation).</p> <p>(b)The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.</p> <p>(c) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.</p>

18.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
19.	<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 amenity.</p>
20.	<p>Proposals for an estate/street name, duplex and apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment 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 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>
21.	<p>A plan containing details for the management of waste within the residential units, 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 these facilities for each apartment shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.</p>

	<p>Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.</p>
22.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:</p> <ul style="list-style-type: none"> (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse; (b) Location of areas for construction site offices and staff facilities; (c) Details of site security fencing and hoardings; (d) Details of on-site car parking facilities for site workers during the course of construction; (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site; (f) Measures to obviate queuing of construction traffic on the adjoining road network; (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network; (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works; (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels; (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;

	<p>(k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;</p> <p>(m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.</p> <p>(n) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be available for inspection by the planning authority.</p> <p>Reason: In the interest of amenities, public health and safety and environmental protection.</p>
23.	<p>Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a detailed Construction Environmental Management Plan (CEMP) for the written agreement of the planning authority. The CEMP shall incorporate details for the following: collection and disposal of construction waste, surface water run-off from the site, on-site road construction, and environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures. A record of daily checks that the construction works are being undertaken in accordance with the CEMP shall be kept at the construction site office for inspection by the planning authority. The agreed CEMP shall be implemented in full in the carrying out of the development.</p> <p>Reason: In the interest of environmental protection, protection of residential amenities and public health and safety.</p>
24.	<p>Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to</p>

	<p>the agreed RWMP shall be made available for inspection at the site office at all times.</p> <p>Reason: In the interest of reducing waste and encouraging recycling.</p>
25.	<p>The development hereby permitted shall be carried out and completed at least to the construction standards as set out in the planning authority's Taking In Charge Standards. In the absence of specific local standards, the standards as set out in the 'Recommendations for Site Development Works for Housing Areas' issued by the Department of the Environment and Local Government in November 1998. Following completion, the development shall be maintained by the developer, in compliance with these standards, until taken in charge by the planning authority.</p> <p>Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.</p>
26.	<p>Having regard to the proximity to Casement Aerodrome, operation of cranes shall be co-ordinated with Air Corps Traffic Services, no later than 30 days before use.</p> <p>Reason: In order to ensure the safety of aviation operations in the adjacent aerodrome/airport.</p>
27.	<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 on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún 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 for the area.</p>
28.	<p>(a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.</p> <p>(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.</p> <p>Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.</p>
29.	<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</p>

	<p>security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public 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 or maintenance 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 Coimisiún Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.</p>
30.	<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 Coimisiún 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>

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

John Duffy

Planning Inspector

13th January 2026