



An
Bord
Pleanála

Inspector's Addendum Report

ACP-323690A-25

Development	Construction of 18 2-4 bedroom 2 storey semi-detached houses with rear gardens. A Natura Impact Statement (NIS) was submitted with this application.
Location	Lands located at Kavanagh's Garden, Beaverstown Road, Donabate, Co. Dublin.
Planning Authority	Fingal County Council.
Planning Authority Reg. Ref.	F25A/0580E.
Applicant(s)	Sebring Ltd.
Type of Application	Planning Permission.
Planning Authority Decision	Refuse permission.
Type of Appeal	First Party v Decision.
Appellant(s)	Sebring Ltd.
Observer(s)	Selina Rickard; Alberto Ciaramella & Bhanita Ray; Aidan & Elaine Gallagher; and Brian & Camille Geraghty.
Date of Site Inspection	6 th February 2026.
Inspector	Dan Aspell

1.0 Introduction

1.1.1. This report is an addendum report to the Inspector's report in respect of ABP-323690-25 dated 27th March 2026. It is to be read in conjunction with that report and the Commission Direction CD-022133-26 dated 28th April 2026.

1.1.2. Following a meeting of the Commission on 23rd April 2026, the Commission decided to defer further consideration of the case and issued a notice to the applicant under Section 132 of the Planning & Development Act 2000, as amended, as follows:

1. *Submit an updated Site Specific Flood Risk Assessment for the proposed development, accompanied by an updated site layout plan. The layout plan shall clearly identify the details and location of the displaced flood waters referred to in the Flood Risk Assessment Report submitted to the Commission with the appeal. In preparing the updated Site-Specific Flood Risk Assessment, the Commission requires that regard be had to Map 13 of the Strategic Flood Risk Assessment for the Fingal Development Plan 2023-2029 and any other relevant publicly available relevant flood mapping and data. The updated site layout plan shall provide details of existing and proposed ground levels, profile of the drain to the south of the site, and the proposed setback of the development from this drain. The updated report and accompanying drawings shall provide scientific evidence demonstrating the capacity of the site to accommodate the proposed displacement volumes without increasing flood risk to the proposed houses or to adjoining lands, including the school site to the south of the development.*
2. *Provide details to demonstrate how the proposed development, including the access and layout, would ensure adequate space is available so as not compromise the delivery of the future greenway proposed at this location.*
3. *Submit a completed Road Safety Audit Feedback form in respect of the Road Safety Audit, Stage 1 and Stage 2, received by the Planning Authority on 30 June 2025. The Feedback form shall clearly confirm whether each of the audit recommendations 2.1 to 2.8 (inclusive) have been incorporated into the proposed design that is currently before the Commission. Where any alternative measures have been advanced instead of the audit recommendations, these shall be identified and confirmation that any such*

alternatives, should they have been advanced, have been accepted by the audit team.

1.1.3. This report considers the submissions made on foot of that notice.

2.0 Response of Relevant Parties/Observers to the Board's Decision to Request Further Information

2.1.1. All parties to the appeal were advised of the Direction. The applicant was given until 26th May 2026 to respond. A response on behalf of the appellant was received by the Commission on 20th May 2026. Section 131 of the Planning & Development Act 2000, as amended, was invoked in relation to the response, with all parties notified and given to 25th June 2026 to respond. A response from the Planning Authority was received 30th June 2026. No responses were received from third-parties.

1.0 Applicant Submission

1.1.1. The first-party appellant response comprised the following:

- Cover email and response letter;
- Flood Risk Assessment Report (dated 14th May 2026);
- Road Safety Audit (Stage 1 & Stage 2) (dated 30th May 2025) with Safety Audit Feedback Form (dated 15th June 2025);
- Engineering Response to Request for Further Information ACP Case Number. ACP-323690-25; (dated 14th May 2026);
- Engineering drawings (4 no., titled as follows: 'Drain Profile'; 'Illustration for Provision of Future Greenway'; 'Site Cross Sections'; and 'Displaced Flood Water Management on Site').

1.1.2. The response letter makes the following points:

- In response to Item 1, an updated site-specific flood risk assessment was prepared together with revised drawings. The response indicates the update has regard to Map 13 of the Fingal County Development Plan (CDP) Strategic Flood Risk Assessment (SFRA) and responds to each point in Item 1;

- In response to Item 2, the applicant's engineers reviewed and revised the proposed roadside boundary having regard to the future greenway objective at this location. The response states the roadside boundary wall is now set back 4.5m from the road edge thereby reserving sufficient space along the site frontage to facilitate the future delivery of the greenway, whilst maintaining safe vehicular and pedestrian access to the proposed development. Response states the setback accords with the requirements of 'Link Type 4' identified in the Fingal Coastal Way Feasibility Study Options Assessment Report and addresses the Council Transportation Department requirements. Response states the revised layout does not prejudice or compromise the future delivery of the greenway;
- In response to Item 3, the completed Stage 1/2 Road Safety Audit (RSA) Feedback Form is now included. The feedback form addresses each of the RSA recommendations (Items 2.1-2.8) and confirms the design response to each. Response states it identifies whether each recommendation is incorporated into the revised design and records any alternative measures incorporated. Response states the revised development has been reviewed through the Stage 1/2 RSA process and recommendations have been addressed in the design now submitted for determination.

1.1.3. I summarise the main points of the other submitted documents below.

2.0 Planning Authority Response

2.1.1. Response received 30th June 2026. The response stated the Authority had no further comment to make, and requested the Commission uphold the decision of the Authority. Financial conditions were requested in the event the appeal is successful.

3.0 Further Submissions

3.1.1. None.

4.0 Applicant's Response to Submissions

4.1.1. None.

5.0 Assessment

- 5.1.1. As stated above, the appellant was requested to provide information generally in relation to flood risk; delivery of the future greenway; and road safety. My assessment in this report is restricted to the Commission Direction and submission received from the applicant. I have had due regard to the provisions of the Fingal County Development Plan 2023-2029, Climate Action Plan 2025, and current relevant national, regional and local policy and guidance. Since my previous report there have been no changes to the Development Plan relevant to the case. I consider below the applicant response in the context of the specific points raised in the Commission request, as follows:

1. Submit an updated Site Specific Flood Risk Assessment for the proposed development, accompanied by an updated site layout plan. The layout plan shall clearly identify the details and location of the displaced flood waters referred to in the Flood Risk Assessment Report submitted to the Commission with the appeal. In preparing the updated Site-Specific Flood Risk Assessment, the Commission requires that regard be had to Map 13 of the Strategic Flood Risk Assessment for the Fingal Development Plan 2023-2029 and any other relevant publicly available relevant flood mapping and data. The updated site layout plan shall provide details of existing and proposed ground levels, profile of the drain to the south of the site, and the proposed setback of the development from this drain. The updated report and accompanying drawings shall provide scientific evidence demonstrating the capacity of the site to accommodate the proposed displacement volumes without increasing flood risk to the proposed houses or to adjoining lands, including the school site to the south of the development.

- 5.1.2. The appellant has submitted an updated Site-Specific Flood Risk Assessment (SSFRA), Engineering Response, and updated site layout plans (Drw. 'Displaced Flood Water Management On Site' and Drw. 'Illustration for Provision of Future Greenway'). Related section drawings are also provided (Drw. 'Site Cross Sections'). Together the drawings show details of how the envisaged displaced flood waters are to be accommodated (underground attenuation cell). The updated site layout

includes details of existing and proposed ground levels, a section profile of the drain to the south of the site, and the proposed setback of the development from this drain.

- 5.1.3. The updated SSFRA includes extracts from CDP SFRA Map 13 and extracts from the CDP online interactive map viewer ('GIM 3' SFRA layers for Flood Zones A & B). As stated in my original report, the online viewer flood zones are lower resolution representations of the same underlying flood risk data as the CDP SFRA. The updated SSFRA states that it has regard to Map 13 of the CDP SFRA and other relevant flood mapping data, however, as with the originally submitted SSFRA, the updated version appears to calculate flood risk, displacement, and attenuation/compensatory flood storage from the lower resolution CDP online interactive map viewer rather than the higher resolution SFRA Map 13.
- 5.1.4. On this basis, the SSFRA provides an updated calculation for the volume of flood water displacement arising as a result of the proposed development. The SSFRA submitted with the appeal estimated a total displacement of 21 cubic metres (Section 6.3). This was estimated by calculating the area of all pockets of flood risk shown on within the application red line area (stated as approx. 105 sqm) and an assumed flood depth of 200mm at each pocket within the site boundary. The updated SSFRA revises the methodology used and calculates the areas of all pockets of flood risk inside the site boundary but outside the drain channel area (stated as approx. 72sqm). The updated SSFRA states that the existing topography was reviewed in conjunction with SFRA Map 13, and an average flood depth of 100mm at each pocket within the site boundary was now determined.
- 5.1.5. The submitted plan and section drawings indicate that an underground attenuation cell is now proposed below the proposed open space and adjacent the drain. The dimensions and volume indicated align with the updated SSFRA, indicating a compensatory storage area of 7.2 cubic metres.
- 5.1.6. In relation to the potential for increased flood risk to adjoining lands, including the school, this is addressed in Section 7.3.1 of the updated SSFRA. It states generally that the proposed development will not cause any material displacement of flood waters onto other lands given the isolated nature of the areas at risk of flooding, the associated small volume, and available capacity within the drain. The report also states the proposed development will not increase the risk of flooding elsewhere.

- 5.1.7. As noted above, whilst the SFRA states that it utilises SFRA Map 13, I consider that it appears both SSFRAs submitted with the appeal and the above response base their calculation on the lower resolution CDP interactive flood risk layers. Whilst use of the Development Plan mapping flood risk layers is appropriate, given their lower resolution, I consider the higher resolution SFRA mapping should be clearly incorporated to calculate displacement and required compensatory flood storage.
- 5.1.8. Whilst I am satisfied the updated report and accompanying drawings provide evidence demonstrating the capacity of the revised proposal to accommodate the proposed displacement volumes without increasing flood risk to the proposed houses or to adjoining lands, including the school site to the south of the development, as per my original report I consider that a final SSFRA and site layout still require to be agreed by condition. Having regard to the relatively minor displacement volumes discussed in both SSFRAs (approx. 7.2 - 21 cubic metres), and the proposed layout site context, I am satisfied that appropriate compensatory storage can be accommodate on the site at detailed design stage.
- 5.1.9. Accordingly, I consider that Condition 10 and 11 as recommended in my original report remain necessary. Those conditions required that a revised SSFRA be agreed, to include a revised site layout plan which illustrates final ground levels within the proposed setback from the drain and which clearly demonstrates sufficient space to accommodate the displacement volumes envisaged.
- 5.1.10. On balance, I am satisfied the appellant has provided the information sought by the Commission. I am also satisfied the response demonstrates the capacity of the revised proposed layout to accommodate the displacement volumes arising and that there would be no material increase in flood risk to the proposed houses or adjoining lands, including the school site to the south, subject to condition as set out above.

2. Provide details to demonstrate how the proposed development, including the access and layout, would ensure adequate space is available so as not compromise the delivery of the future greenway proposed at this location.

- 5.1.11. The appellant has submitted an Engineering Response and revised site layout plan. The response and related drawings indicate the proposed site boundary wall is now set back 4.5m from the road edge. The Engineering Response states this is to provide a reservation to facilitate the future greenway alignment, whilst maintaining

safe access for the proposed development. It states the reservation meets the requirements of both 'Link Type 4' as set out in the Fingal Coastal Way Feasibility Study Options Assessment Report, and the requirements of the Transportation Department report prepared in response to the application.

- 5.1.12. I have reviewed the submitted plans (Drw. 'Illustration for Provision of Future Greenway'). The revised layout indicates the omission of the proposed trees inside the front site boundary and adjustment to the setback of the front site boundary to make it 4.5m from the edge of the road. I note that the submitted plan is not to scale.
- 5.1.13. The Transportation Planning Section report on the application stated the roadside boundary should be set back a minimum of 4.5m from the existing road edge. I am satisfied the revised proposal achieves this. I note that the Planner Report on the application stated the proposal should be amended to provide a 4 - 4.7m setback.
- 5.1.14. In my original report I reviewed the provisions of the Development in this regard. I also reviewed publicly available information on the greenway project from the County Council website which indicated public consultation on the emerging preferred route ended in 2022. I see no changes to the Development Plan in this regard, or publicly available information on any further progress in the greenway project.
- 5.1.15. As stated in my original report, Beaverstown Road outside the site varies in width from approx. 7.8 – 9.0m. The revised development layout submitted indicates a setback of 4.5m, which would give a potential width for future road and greenway works of 12.3-13.5m. Current publicly available information on the project indicates proposals for a 5.5m carriageway plus a 3.0m greenway outside the subject site (Drawing EPR-PC-MAP-LT-12 Donabate Sections 1, publicly available from the Council website). This indicates that a corridor of approx. 8.5m minimum is proposed, with additional space of approx. 1.2m for ancillary space (that is, 9.7m in total required to facilitate the greenway).
- 5.1.16. Accordingly, I am satisfied the response and revised layout address the provision of a reasonable setback / buffer to facilitate the emerging preferred route for the Fingal Coastal Greenway.
- 5.1.17. In my original report I recommended that a condition be attached (Condition 2 part (e)) for the agreement of details of the roadside boundary, proposed setback and

access arrangements along Beaverstown Road. I consider that this Condition remains warranted to ensure the revised layout is fully incorporated into the scheme.

- 5.1.18. Based on the foregoing I am satisfied the appellant has demonstrated that the proposed development, including the access and layout, would not compromise the delivery of the future greenway proposed at this location.

3. Submit a completed Road Safety Audit Feedback form in respect of the Road Safety Audit, Stage 1 and Stage 2, received by the Planning Authority on 30 June 2025. The Feedback form shall clearly confirm whether each of the audit recommendations 2.1 to 2.8 (inclusive) have been incorporated into the proposed design that is currently before the Commission. Where any alternative measures have been advanced instead of the audit recommendations, these shall be identified and confirmation that any such alternatives, should they have been advanced, have been accepted by the audit team.

- 5.1.19. The response includes a Stage 1 & 2 Road Safety Audit (RSA, dated May 2025) with the completed Safety Audit Feedback Form attached as Appendix 2. The RSA submitted is as per that submitted with the application and received by the Commission 30th June 2025, but the completed Form is now included and indicates all items 2.1-2.8 with related recommendations from the RSA all accepted.
- 5.1.20. The submitted Engineering Response confirms the revised layout incorporates all of the relevant RSA recommendations as set out in the form. As per the original RSA, Section 2.0 indicates the locations of the relevant items/issues within the scheme.
- 5.1.21. I am satisfied these matters were addressed within the layout as submitted with the appeal, however I consider that a final site layout plan is required to be agreed with the Planning Authority to ensure these details are reflected, as per Condition 2 of my original report, and that Stage 3 & 4 Road Safety Audits remain required as per Condition 8 of my original report.
- 5.1.22. Having regard to the information submitted I am generally satisfied the applicant has responded in full to the Commission Request, and that the information provided in this regard is acceptable, subject to conditions as above.

6.0 Conclusion

- 6.1.1. I am satisfied a response has been provided generally in accordance with the Commission Direction CD-022133-26. I consider the response addresses the matters raised by the Direction and that all elements have been addressed satisfactorily. I am satisfied the information submitted as part of the application, appeal, and Commission Request generally accord with the provisions of the County Development Plan in these regards, and that the proposal as revised is acceptable.

7.0 Recommendation

- 7.1.1. I refer to the previous Inspector's Report and recommendation on this case dated 27th March 2026. Having regard to the additional submission received, I am satisfied the matters raised in the Commission Direction have been satisfactorily addressed by the appeal and response to the Commission Direction. I recommend permission be **Granted**, for the reasons and consideration below.
- 7.1.2. Regarding conditions, I consider that the conditions as recommended in the Inspector's Report dated 27th March 2026 remain necessary, with the following conditions amended as follows:
- Condition 1 should be amended to reflect the information submitted in the above response from the appellant.

8.0 Reasons and Considerations

Having regard to policies, objectives and provisions of the Fingal County Development Plan 2023-2029, including to the 'RS Existing Residential' land use zoning objective for the area which seeks to provide for residential development and protect and improve residential amenity; as well as to the relevant provisions of the Sustainable Residential Development & Compact Settlements 2024; and having regard to the nature, scale, form, height, layout and design of the proposed residential development; surrounding environment; and pattern of development in the area; on balance it is considered that the proposed development would generally align with the provisions of the County Development Plan and the provisions of relevant national guidelines, and would not impact unduly on residential or visual

amenities, character, road traffic conditions, or the local environment, and that therefore the proposed development would generally accord with the proper planning and sustainable development of the area, subject to the conditions below.

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 30th June 2025, and as further revised by plans and particulars received by An Coimisiún Pleanála on the 18th September 2025, and 20th May 2026, 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.	The following shall be complied with: (a) internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS). (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development. (c) All works proposed to the existing public footpath to provide vehicular access to the site including details of pedestrian connectivity at the proposed access junction shall be agreed in writing with the authority prior to commencement; (d) A revised site layout plan shall be submitted for the written agreement of the Planning Authority demonstrating appropriate design and layout of the proposed shared surface to include appropriate stand-in and/or footpath space and buffer

	planting between dwellings unit numbers HT-A and HT-A (Drw. No. PL-01 'Site Plan' prepared by PCOT Architects submitted to the Planning Authority on 30th June 2025); (e) Details of the roadside boundary, proposed setback and access arrangements along Beaverstown Road shall be submitted to and agreed in writing with the Planning Authority prior to commencement. The roadside verge between the footpath and the proposed boundary shall be maintained as a level grass verge. Reason: In the interest of residential amenity and traffic and pedestrian safety.
3	Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees within the drawing (landscape plan drawing no. P-L-001 prepared by Purser0. Such lighting shall be provided prior to the making available for occupation of any residential unit. Reason: In the interest of amenity and public safety.
4	Details of the materials, colours and textures of all the external finishes to the proposed structures/buildings 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.
5	The mitigation measures contained in the submitted Natura Impact Statement (NIS) submitted to An Coimisiún Pleanála on the 18th September 2025 shall be implemented. Reason: To protect the integrity of European Sites.
6	The mitigation measures contained in the submitted Ecological Impact Assessment (Section 6.0) prepared by Moore Group and submitted to An Coimisiún Pleanála on the 18th September 2025, shall be implemented. Reason: To protect the local biodiversity and habitats.
7	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 or parts 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. Reason: To ensure the satisfactory completion and maintenance of this development.
8	Upon completion of the development and prior to the taking in charge of the road infrastructure, the developer shall complete Stage 3 and 4 Road Safety Audits, to be carried out by an independent, approved and certified auditor. The recommendations contained in the Road Safety Audit and agreed actions shall be signed off by the audit team and agreed in writing with the planning authority. Reason: In the interest of pedestrian and traffic safety.
9	The following shall be complied with: (a) The detailed design of the proposed public open space shall be agreed in writing with the Planning Authority prior to the commencement of development. (b) The site shall be landscaped in accordance with a comprehensive boundary treatment and landscaping scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following: (i) A plan to scale of not less than 1:500 showing – (ii) Existing trees and hedgerows, specifying which are proposed for retention as features of the site landscaping; (iii) The measures to be put in place for the protection of landscape features during the construction period; (iv) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and which shall not include prunus species; (v) Details of screen planting which shall not include cupressocyparis x leylandii; (vi) Details of roadside/street planting which shall not include prunus species; (vii) Hard landscaping works, including details of all proposed hard and/or

	permeable surface materials & finishes, footpaths, kerbing, road surfaces and finished levels within the development; (viii) details of proposed street furniture, including bollards, lighting fixtures and seating; (ix) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes. (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment (x) A timescale for implementation. 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. Reason: In the interest of residential and visual amenity.
10.	Prior to the commencement of development, the Developer shall submit for the written agreement of the Planning Authority an updated Site Specific Flood Risk Assessment for the proposed development, accompanied by updated site layout and landscape plans which clearly demonstrate the provision of sufficient compensatory flood storage within the site to accommodate the displacement volumes referenced in the Flood Risk Assessment Report (prepared by 2HQ Consulting Engineers, Section 6.0) a result of the proposed development, to include corresponding details of proposed ground levels within the site. Reason: In the interests of public health and the proper planning and sustainable development of the area.
11.	The disposal of surface water shall comply with the requirements of the planning authority 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: To prevent flooding and in the interests of sustainable drainage.
12.	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. Reason: In the interest of public health and to ensure adequate water/wastewater facilities.
13.	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 following consultation with the National Monument Service (NMS). Prior to the commencement of such works the archaeologist shall consult with and forward to the NMS 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 NMS, regarding appropriate mitigation incl. preservation in-situ/excavation. 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. 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. Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.
14.	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:

- (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) Provision of parking for existing properties at during the construction period;
- (j) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (k) 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;
- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (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.
- (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;

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

15.	Prior to the commencement of any works associated with the development hereby permitted, the developer shall submit a final 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. Reason: In the interest of environmental protection, residential amenities, public health and safety and environmental protection.
16.	Proposals for an estate/street name, house/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). Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.
17.	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 accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or 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. 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.
18.	The following shall be complied with: (a) Prior to the commencement of 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 residential 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. (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 of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing. (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. 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.
19.	The developer shall pay to the planning authority a financial contribution as a contribution lieu of the public open space requirement in respect of public open space benefitting the development in the area of the planning authority is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any 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 contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.
20.	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. 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. -

Dan Aspell
Planning Inspector

20th July 2026