



An
Coimisiún
Pleanála

Inspector's Addendum Report

ACP-324062-26

Development

Large Scale Residential development consisting of 300 no. houses; 1 no. creche/childcare facility; landscaping, open space and amenity areas, including a linear amenity walkway, footpaths, cycleways and play areas; 3 no. pedestrian connections to the existing public footpath along the N85, 2 no. pedestrian connections into Ballymacaula View Estate, improvements/upgrades to the pedestrian footpaths along Circular Road including a raised pedestrian crossing and pedestrian footpath provision along part of the Drumbiggle and Cahercalla Roads; all associated infrastructure and services including 1 no. vehicular access onto Circular Road, car and bicycle parking, bin storage, lighting, 3 no. ESB substations, drainage, 1 no. pumping station, boundary treatments. An Environmental Impact Assessment Report and a Natura Impact Statement

has been prepared in respect of the proposed development.

Location	Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare
Planning Authority	Clare County Council
Planning Authority Reg. Ref.	25/60393
Applicant	Glenveagh Homes Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	1) Ballymacaula View Residents Committee 2) Fiona Liston 3) John Madden 4) Michael Duffy
Observer	Ennis Golf Club
Date of Site Inspection	N/A
Inspector	Ian Campbell

1.0 Introduction

- 1.1. This report is an addendum report to the Inspector's report in respect of ACP-324062-26 (dated 8th day of May 2026).
- 1.2. On the 22nd day of May 2026 the Commission decided to defer consideration of this case and requested the Inspector to prepare an addendum report to include a Water Framework Directive Assessment.

2.0 Response to the Commission's Direction

- 2.1. A Water Framework Directive Assessment and conclusion on same is set out at Section 8.11.16 of my original report. In response to the Commission's Direction, I refer the Commission to that report and have set out a Water Framework Directive Assessment conclusion below.

Water Framework Directive Assessment: An assessment of the proposed development has been undertaken in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended. The receiving water environment has been identified and assessed. Relevant water bodies within the zone of influence of the proposed development include river waterbody 'Fergus_060 (IE_SH_27F010700)', currently classified as 'Poor' (and 'At Risk'), and ground waterbody 'Ennis (IE_SH_G_080) currently classified as 'Good' (and 'At Risk') on EPA mapping¹. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures incorporated into the design, it is concluded that the proposed development will not:

- result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

¹ 2019 – 2024 WFD Status.

Any residual risks are capable of being addressed through the proposed mitigation measures and implementation of a Construction Environmental Management Plan (CEMP). The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

3.0 Updated Draft Order

3.1. On foot of my response to the Commission's Direction I have set out an amended Draft Order (below) to include reference to the Water Framework Direction Assessment undertaken.

3.2. Recommended Draft Order

Appeal by Ballymacaula View Residents Committee (third party); Fiona Liston (third party); John Madden (third party); and Michael Duffy (third party) against the decision made on the 13th day of January 2026 by Clare County Council to grant permission to Glenveagh Homes Limited.

Proposed Development:

The development will consist of a large-scale residential development at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare. The particulars of the development are as follows:

- Construction of 300 no. residential units, comprising² -
 - 14 no. 1 bedroom dwellings.
 - 91 no. 2 bedroom dwellings.
 - 164 no. 3 bedroom dwellings.
 - 31 no. 4 bedroom dwellings;
- 1 no. creche/childcare facility;
- landscaping, open space and amenity areas, including a linear amenity walkway, footpaths, cycleways and play areas;
- 3 no. pedestrian connections to the existing public footpath along the N85;

² Unit mix proposed at FI stage.

- 2 no. pedestrian connections into Ballymacaula View Estate;
- Improvements/upgrades to the pedestrian footpaths along Circular Road, including a raised pedestrian crossing and pedestrian footpath provision along part of the Drumbiggle and Cahercalla Roads;
- All associated infrastructure and services including, 1 no. vehicular access onto Circular Road; car and bicycle parking; bin storage; lighting; 3 no. ESB substations; drainage; 1 no. pumping station; and boundary treatments.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered:

In making its decision, the Commission had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

In coming to its decision, the Commission had regard to the following:

- the location of the site on lands predominantly zoned for 'Low Residential Development' in the Clare County Development Plan 2023-2029,
- the National Planning Framework, Project Ireland 2020, First Revision April 2025,
- the Climate Action Plan, 2025,
- the Regional Spatial & Economic Strategy for the Southern Region 2020-2032,
- the policies and objectives of the Clare County Development Plan 2023-2029,
- Delivering Homes, Building Communities 2025 – 2030, An Action Plan on Housing Supply and targeting Homelessness,
- Sustainable Residential Development in Urban Areas Guidelines, (2009),
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024),

- the Design Manual for Urban Roads and Streets (DMURS) (2013),
- the Planning System and Flood Risk Management (including the associated Technical Appendices) (2009),
- the nature, scale and design of the proposed development,
- the existing pattern of development in the area,
- the availability of a wide range of physical, social and community infrastructure and services in the area,
- the proposed infrastructure upgrade works that will improve the sites accessibility and connectively,
- the submissions received,
- the report of the Planning Inspector,

Appropriate Assessment (AA Screening)

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development, the Natura Impact Statement Report submitted with the application, the Inspector's report, and submissions on file. In completing the screening exercise, the Commission adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development could have a significant effect on the following European Sites;

- Lower River Shannon SAC (Site Code: 002165)
- Newhall and Edenvale Complex SAC (Site Code: 002091)
- Pouladatig Cave SAC (Site Code: 000037)
- Ballyallia Lake SAC (Site Code: 000014)
- Dromore Woods and Loughs SAC (Site Code: 000032)
- Ballycullinan Lake SAC (Site Code: 000016)
- East Burren Complex SAC (Site Code: 001926)
- Poulmagordon Cave (Quin) SAC (Site Code: 000064)
- Lough Gash Turlough SAC (Site Code: 000051)

- Moyree River System SAC (Site Code: 000057)
- Ballyogan Lough SAC (Site Code: 000019)
- Ballyallia Lough SPA (Site Code: 004041)
- River Shannon and River Fergus Estuaries SPA (Site Code: 004077)
- Corofin Wetlands SPA (Site Code: 004220)

Appropriate Assessment (Stage 2)

The Commission considered the Natura Impact Statement and all other relevant submissions on the file and carried out an Appropriate Assessment of the implications of the proposed development on the 14 no. European Sites listed above, in view of the sites' conservation objectives. The Commission considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment. In completing the Appropriate Assessment, the Commission considered, in particular, the following: a) the site-specific Conservation Objectives for the European Sites, b) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects, and c) the proposed mitigation measures which are included as part of the current proposal. In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Sites, having regard to the sites' Conservation Objectives. In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of European Sites in view of the sites' Conservation Objectives. This conclusion is based on a complete assessment of all aspects of the proposed project, including mitigation measures proposed, and there is no reasonable doubt as to the absence of adverse effects.

Environmental Impact Assessment

The Commission completed an environmental impact assessment of the proposed development, taking into account:

- (a) the nature, scale and extent of the proposed development,
- (b) the Environmental Impact Assessment Report (EIAR) and associated documentation submitted in support of the application,
- (c) the submissions from the Planning Authority, the appellants, the observer and prescribed bodies in the course of the application,
- (d) the Inspector's report.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant identifies and describes adequately the direct, indirect and cumulative effects of the proposed development on the environment. The Commission is satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Commission completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed as set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Commission adopted the report and conclusions of the Inspector.

Reasoned Conclusion on Significant Effects

The Commission considered that the main significant direct and indirect effects of the proposed development on the environment are, and will be mitigated as follows:

- ***Biodiversity***

Bats: The site is used by bats for commuting and foraging. The removal of vegetation on site will reduce bat foraging habitat. Lighting during construction has the potential to cause disturbance to bats using the site for commuting and foraging. Mitigation measures are proposed to reduce any potential impacts on bats to non-significant levels, including the retention of linear features; provision of bat boxes and a day roost; lighting design; and the creation of a sheltered bat corridor.

- ***Land, Soils, Water, Air and Climate:***

Surface water: The stripping of topsoil, excavation on the site and earthworks during the construction phase could result in the potential for fuel spills, polluted run-off and sediment to enter the adjacent watercourse (Claureen River). Works in the vicinity of the Claureen River could also give rise to fugitive emissions to the river. Mitigation measures are proposed to address the potential release of sediment laden run-off and run-off contaminated with hydrocarbons, cement etc. into the Claureen River, which will reduce any potential impacts to non-significant levels.

Noise and Vibration: During the construction phase, site activities including site clearance and bulk excavation, foundations, building construction, road works, and landscaping, carried out by plant/machinery, will result in potential noise impacts on the surrounding environment and adjacent properties. Rock breaking and crushing activities will also result in potential noise impacts on the surrounding environment and adjacent properties. The proposed mitigation measures, and a condition stipulating that exceedances of Construction Noise Thresholds (CNT's) at Noise Sensitive Locations (NSLs) shall not occur more than 10 days/nights over 15 consecutive day/nights, or 40 days over 6 consecutive months, in accordance with DMRB Noise and Vibration (UKHE 2020) will reduce any potential impacts to non-significant levels. Monitoring of noise and vibration will be undertaken at the site to ensure compliance with the operational ELV's.

Water Framework Directive Assessment

The Commission completed an assessment of the proposed development in accordance with Article 4 of the EU Water Framework Directive (2000/60/EC), as transposed by the European Communities (Water Policy) Regulations 2003, as amended. In completing the Water Framework Assessment, the Commission accepted and adopted the Water Framework Assessment carried out in the Inspector's report. The receiving water environment has been identified and assessed. Relevant water bodies within the zone of influence of the proposed development include river

waterbody 'Fergus_060 (IE_SH_27F010700)', currently classified as 'Poor' (and 'At Risk'), and ground waterbody 'Ennis (IE_SH_G_080) currently classified as 'Good' (and 'At Risk') on EPA mapping³. Having regard to the nature, scale, and location of the proposed development, and the mitigation measures incorporated into the design, it is concluded that the proposed development will not:

- result in deterioration of the ecological, chemical, or quantitative status of any relevant surface water or groundwater body;
- increase pollutant loading or alter the hydrological regime of any receiving watercourse;
- prevent or impede achievement of environmental objectives under the applicable River Basin Management Plan.

Any residual risks are capable of being addressed through the proposed mitigation measures and implementation of a Construction Environmental Management Plan (CEMP). The proposed development is considered to be in compliance with the requirements of Article 4 of the Water Framework Directive.

Conclusions on Proper Planning and Sustainable Development

The Commission considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable density of development in this urban location, would not seriously injure the residential or visual amenities of the area or properties in the vicinity, would be acceptable in terms of layout, urban design, height and unit mix and would be acceptable in terms of traffic, pedestrian safety and convenience, can adequately be accommodated within the municipal wastewater network, would not be detrimental to Conservation Objectives of the European sites or to the quality of receiving waters, and would not result in significant environmental impacts. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area, be consistent with the Climate Action Plan, 2025 and the Climate Action and Low Carbon Development (Amendment) Act 2021, and would comply with the Clare County Development Plan 2023-2029.

³ 2019 – 2024 WFD Status.

The Commission agreed with the Inspector that the proposed unit typology, comprising 11 no./3.7% detached dwellings on lands zoned 'Low Density Residential Development' would materially contravene the Clare County Development Plan 2023-2029, noting the description of 'Low Density Residential Development' as 'primarily comprising detached family dwellings'. The Commission considered that, having regard to Section 37(2)(a) of the Planning and Development Act 2000, as amended, the proposed development should be granted as the requirement for development on the site to comprise primarily detached dwellings would significantly compromise the delivery of compact development on zoned and serviced land, and would militate against achieving the density ranges set out in the in the Sustainable Residential Development in Urban Areas Guidelines (2009), which the CDP states development should be compliant with, and also the density ranges in the Sustainable Residential Development and Compact Settlement Guidelines, 2024.

The Commission also agreed with the Inspector that save for the bungalow units, the non-provision of a ground floor shower in the dwellings proposed, would materially contravene the Clare County Development Plan 2023-2029, noting the requirement for same under the heading 'lifetime adaptability' in Appendix 1 (Development Management Guidelines) of the CDP, and Objective CDP 5.12 (b). The Commission considered, having regard to Section 37(2)(a) of the Planning and Development Act 2000, as amended, that the proposed development should be granted as the provision for lifetime adaptability is made within the proposed development through the provision of ground floor showers in the 20 no. bungalows, and as the design and layout of the dwellings have sufficient regard to future adaptability.

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 Information and particulars received by the Planning Authority on the 23 rd day of October 2025 and the 18 th day of December 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
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	<p>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>(a) The developer shall ensure that all mitigation and monitoring measures set out in the Environmental Impact Assessment Report (EIAR), submitted with the application, and as amended by way of Further Information on the 23rd day of October 2025, shall be implemented in full, except as may otherwise be required in order to comply with the following conditions.</p> <p>(b) The applicant shall appoint an Ecological Clerk of Works with suitable ecological and construction expertise to oversee the mitigation measures contained in the Environmental Impact Assessment Report (EIAR).</p> <p>Reason: In the interest of clarity and the protection of the environment during the construction and operational phases of the development.</p>
3.	<p>The mitigation measures contained in the revised Natura Impact Statement (NIS), submitted to the Planning Authority on the 23rd day of October 2025, shall be implemented and shall be supervised by a suitably qualified ecologist.</p> <p>Reason: To protect the integrity of European Sites.</p>
4.	<p>The controls and measures contained in the Construction, Environmental Management Plan (CEMP), submitted to the Planning Authority on the 23rd day of October 2025, shall be implemented in full.</p> <p>Reason: In the interest of environmental protection and nature conservation.</p>
5.	<p>Prior the commencement of felling, trees with bat roosting potential shall be surveyed by a suitably qualified ecologist who is appropriately qualified and experienced in undertaking bat surveys and in line with best practice at the appropriate time of year to confirm the absence of roosting bats. In the event that a previously undetected bat roost is identified, and is likely to be disturbed, the applicant shall acquire a derogation under Regulation 54 of</p>

	<p>the European Communities (Bird and Natural Habitats) Regulations, 2011, prior to the commencement of felling. Prior to the removal of trees, the bat survey results, methodologies for felling and any derogations shall be submitted for the written agreement of the Planning Authority.</p> <p>Reason: To ensure the protection of bats, a protected species.</p>
6.	<p>All mitigation measures in relation to archaeology and cultural heritage as set out in Chapter 15 of the EIAR shall be implemented in full, including the carrying out a pre-commencement archaeological geophysical survey subsequent to vegetation clearance and archaeological test excavation of the site, including of the townland boundary between Keelty and Ballymacaula. The Planning Authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of archaeological investigative work following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. 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>
7.	<p>Prior to commencement of development the applicant shall submit the following to the Planning Authority for its written agreement.</p> <p>(i) A finalised Construction Traffic Management Plan.</p> <p>(ii) Details of raised crossings, tactile paving and road surfacing/materials.</p> <p>(iii) A taking in charge map indicating areas which are to be taken in charge by the Planning Authority.</p> <p>Reason: In the interest of sustainable transport and safety, and in the interests of proper planning and sustainable development.</p>
8.	<p>(i) The internal road network, including turning bays, junctions, parking areas, footpaths, kerbs, signage and road markings, shall be in accordance with the detailed construction standards of the Planning</p>

	<p>Authority for such works, and shall be agreed in writing with the Planning Authority prior to commencement of development.</p> <p>(ii) Internal roads, footpaths and lighting shall be fully completed within each phase of the development, indicated on <i>Drawing No. 24150/P/007, Rev. P2</i>, and in-situ prior to any dwelling within that particular phase being occupied.</p> <p>Reason: In the interests of proper planning and sustainable development.</p>
9.	<p>The phasing of the development hereby permitted shall be as submitted to the Planning Authority on the 23rd day of October 2025 and indicated on <i>Drawing No. 24150/P/007, Rev. P2</i>.</p> <p>Reason: In the interest of the orderly development of the site.</p>
10.	<p>(a) The areas of public open space shown on the lodged plans shall be reserved for such use and shall be levelled and/or contoured, as applicable, soiled, seeded, and landscaped in accordance with the landscape plans and report submitted to the Planning Authority with the application, unless otherwise agreed in writing with the Planning Authority. The area(s) of public open space within each respective phase of the development indicated on <i>Drawing No. 24150/P/007, Rev. P2</i> shall be made available before any of the dwellings within the particular phase are made available for occupation, and shall be maintained as public open space by the developer until taken in charge by the Local Authority.</p> <p>(b) No walls, fences or other boundary treatment shall be constructed around the front gardens of the dwellings, and front gardens shall be kept as “open plan”.</p> <p>(c) Any plants which die, are removed, or become seriously damaged or diseased, within a period of 5 years from the completion of the development, or until the development is taken in charge by the Local Authority, shall be replaced within the next planting season with others of</p>

	<p>similar size and species, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose, and in the interest of visual amenity.</p>
11.	<p>Prior to the commencement of development activity, protective fencing in accordance with best practice, shall be installed to protect all trees identified to be retained. The fencing shall be installed in such a manner as to provide protection to the critical root zone of trees to be protected and it shall be retained on site until all construction works are completed. No soil, spoil, construction material or waste will be stored or tipped within the fenced off area and no construction plant or vehicles will be parked within the spread of trees/hedgerows identified to be retained. The fencing shall be retained until such time as works are completed.</p> <p>Reason: In the interests of protecting biodiversity value within the site.</p>
12.	<p>Details of the materials, colours and textures of all the external finishes to the proposed buildings, structures and boundary walls 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>
13.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
14.	<p>Prior to commencement of development, the developer shall enter into water and waste water connection agreements with Uisce Éireann.</p> <p>Reason: In the interest of public health.</p>
15.	<p>(i) Noise generated at the development shall not, at any time, give rise to noise levels which would exceed the predicted levels as set out in</p>

	<p>Table 12.12, Chapter 12 of the Environmental Impact Assessment Report (EIAR), as revised/updated in Appendix 2 of the EIAR Addendum Report submitted to the Planning Authority on the 23rd day of October 2025 as Further Information.</p> <p>(ii) Exceedances of Construction Noise Thresholds (CNT's) at Noise Sensitive Locations (NSLs) shall not occur more than 10 days/nights over 15 consecutive day/nights, or 40 days over 6 consecutive months, in accordance with DMRB Noise and Vibration (UKHE 2020).</p> <p>(iii) Noise and vibration monitoring locations, and a schedule for monitoring, for the purposes of the construction phase of the proposed development shall be agreed in writing with the Planning Authority prior to commencement of any development on site.</p> <p>Reason: In order to protect the residential amenities of property in the vicinity.</p>
16.	<p>During construction, artificial lighting shall not overspill onto adjoining areas.</p> <p>Reason: In the interest of protecting the amenities of property and natural heritage.</p>
17.	<p>A wheel washing facility shall be provided for the duration of the construction period, adjacent to the site exit, the location and details of which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p>Reason: In the interest of traffic safety and biosecurity.</p>
18.	<p>The construction of the development, and demolition works, 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>

	<p>a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;</p> <p>b) Location of areas for construction site offices, staff car parking, and staff facilities;</p> <p>c) Details of site security fencing and hoardings;</p> <p>d) 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;</p> <p>e) Measures to obviate queuing of construction traffic on the adjoining road network;</p> <p>f) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;</p> <p>g) 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;</p> <p>h) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;</p> <p>i) 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> <p>j) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;</p> <p>k) 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>A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the Planning Authority. The developer shall provide contact details for the public to make complaints during construction and provide a record of any such complaints and its response to them, which may also be inspected by the Planning Authority.</p>
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	<p>In addition, the Construction Management Plan, which shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development, shall also include the following;</p> <p>(a) Confirmation regarding the party responsible for taking charge of the proposed day roosts for bats and the upkeep and maintenance of same.</p> <p>(b) The location of the proposed bat box scheme.</p> <p>(c) Detailed construction phase pest control measures.</p> <p>(d) Details of the delineation of between construction activities and completed phases of the development.</p> <p>(e) The location of any and all archaeological or cultural heritage constraints which may become relevant subsequent to geophysical survey and test excavation.</p> <p>Reason: In the interest of amenities, public health and safety.</p>
19.	<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 for the preparation of resource & waste management plans for construction & demolition projects”, published by the EPA, 2021. The plan shall include details of waste to be generated during site clearance and construction phases, including potential contaminated soil, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>
20.	<p>Proposals for naming and numbering of the proposed scheme and associated signage shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The proposed name(s) shall be based on local historical or topographical features, or other</p>

	<p>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.</p>
21.	<p>All of the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.</p> <p>Reason: In the interests of sustainable transportation.</p>
22.	<p>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 commencement of development. Such lighting shall be provided prior to the making available for occupation of any unit.</p> <p>Reason: In the interests of amenity and public safety.</p>
23.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Friday inclusive, between 0800 to 1400 hours on Saturday, and not at all on Sundays and public holidays.</p> <p>Rock breaking and crushing activities shall be carried out only between the hours of 1000 to 1300 and 1400 to 1600 hours Monday to Friday inclusive, and not at all on Saturdays, Sundays and public holidays.</p> <p>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 amenities of property in the vicinity.</p>
24.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located</p>

	<p>underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
25.	<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 the commencement of development. All areas not intended to be taken in charge by the Local Authority, shall be maintained by a legally constituted management company.</p> <p>Reason: To ensure the satisfactory completion and maintenance of this development.</p>
26.	<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 pursuant to Section 47 of the Planning and Development Act 2000, that restricts any such residential units permitted (the number and location of each housing unit being specified in such agreement), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all 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>
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 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 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 of the area.</p>
28.	<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</p>

	<p>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>
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 security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the Local Authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the Planning Authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.</p> <p>Reason: To ensure the satisfactory completion of the development.</p>

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

Ian Campbell
Planning Inspector

25th May 2026