

REFERENCE: P/19/416/FUL

APPLICANT: Mr M Cahill
c/o Plan R Ltd, 39 Merthyr Mawr Road, Bridgend, CF31 3NN

LOCATION: 5 Mallard Way, Porthcawl CF36 3TQ

PROPOSAL: Demolish existing house and construct two and a half storey 6 bedroom house

RECEIVED: 12 June 2019

SITE INSPECTED: 28 June 2019

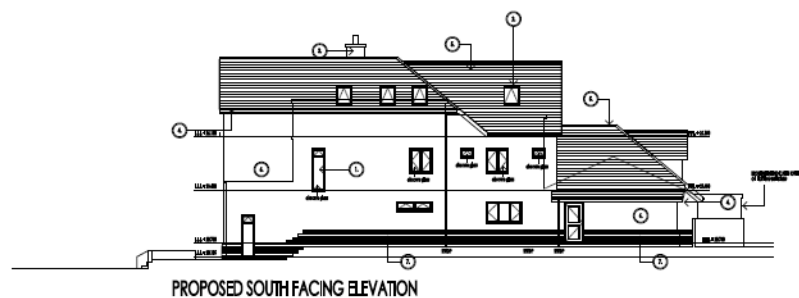
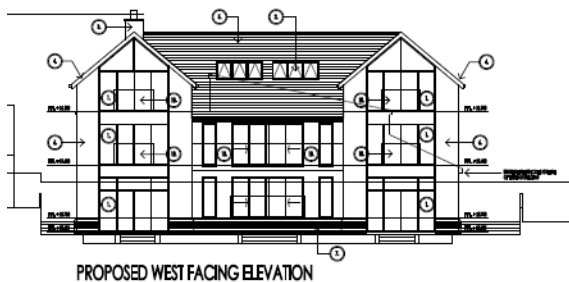
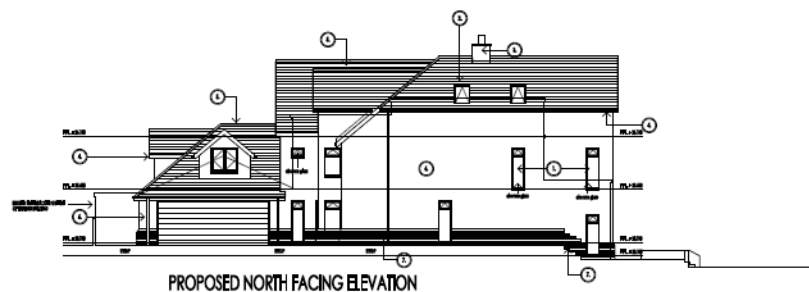
EOT AGREED: 13 September 2019

APPLICATION/SITE DESCRIPTION

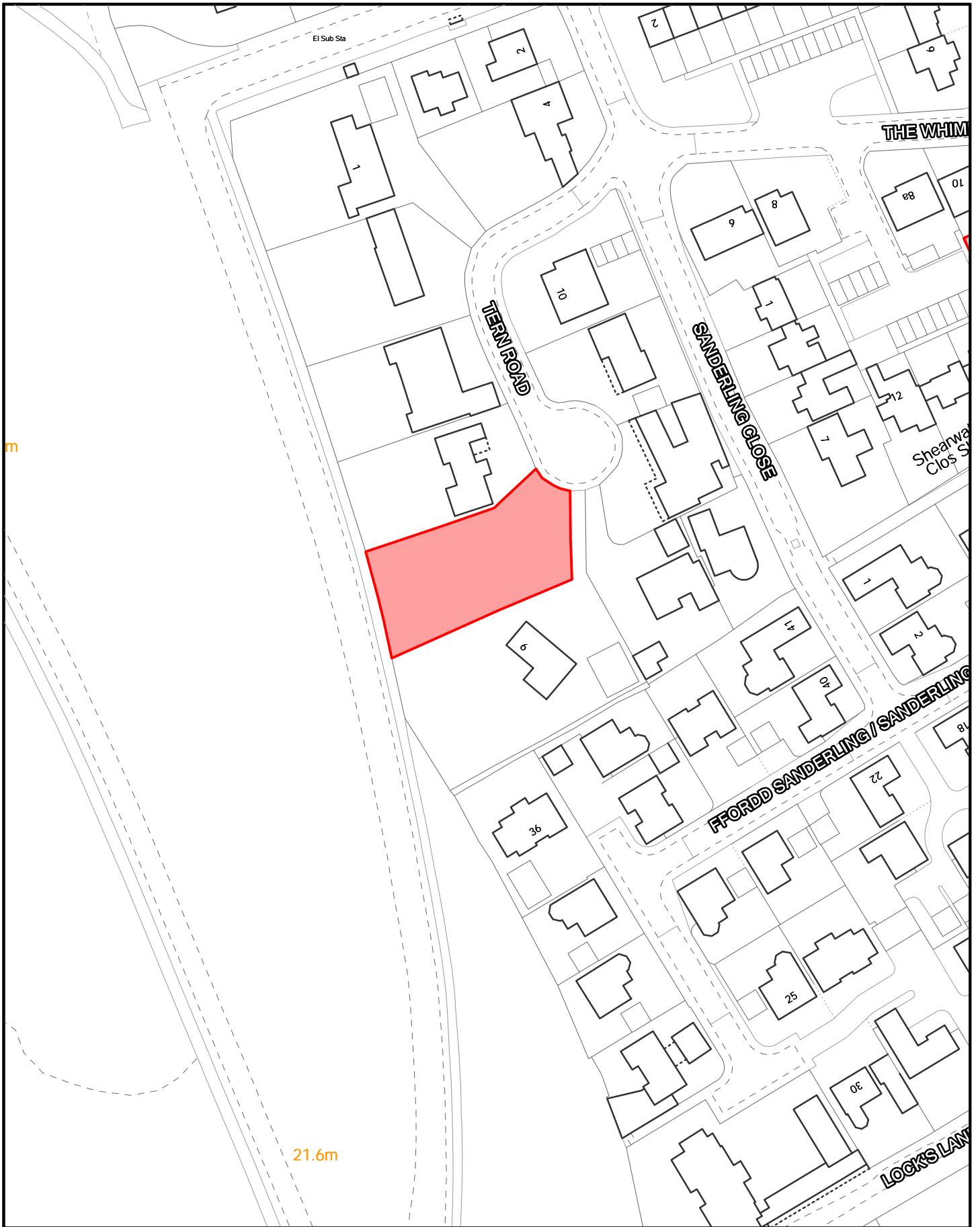
The application seeks full planning permission to demolish the existing dwelling and construct a two and a half storey, six bedroom dwelling at 5 Mallard Way, Porthcawl.

The application site currently comprises a detached house with garage and a large rear garden with a driveway located to the front of the property. The proposed works involve the erection of a new, two and a half storey dwelling, with double roof gables and a hipped roof measuring some 10.6m in height with the overall footprint of the building measuring approximately 325 sq.m. The proposed dwelling is to be finished with a slate roof, smooth white render walls with a brickwork plinth and aluminium windows and doors. Juliet balconies are also proposed to the front and rear elevations of the first and second floors. The proposed dwelling will result in an overall footprint increase of 71sq.m compared to the original dwelling.

Proposed Elevations:



The ground floor of the property will accommodate a pool/games room, cinema room, kitchen, dining room and sun lounge with library/office, utility store and access to the garage.



Jonathan Parsons
Group Manager
PLanning & Development Services
Communities Directorate

Bridgend County Borough Council,
Civic Offices,
Angel Street,
Bridgend,
CF31 4WB

P/19/416/FUL

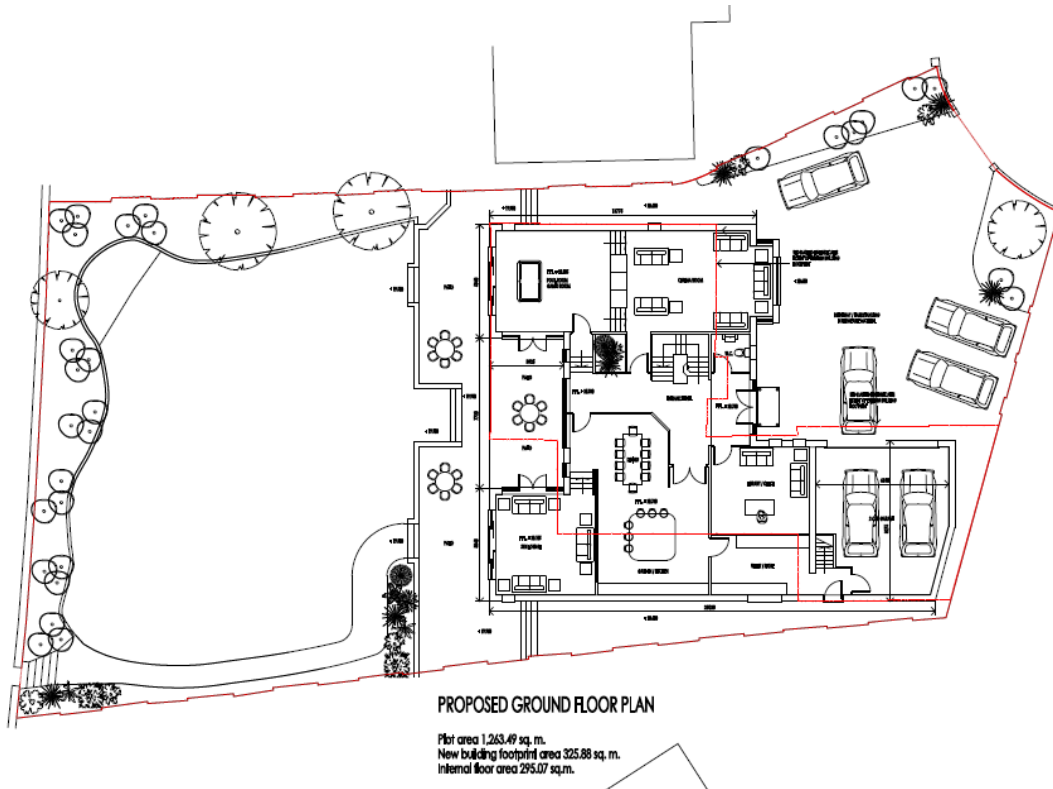
5 Mallard Way
PORTHCAWL

Scale: 1: 1,250

Date: 05/09/2019

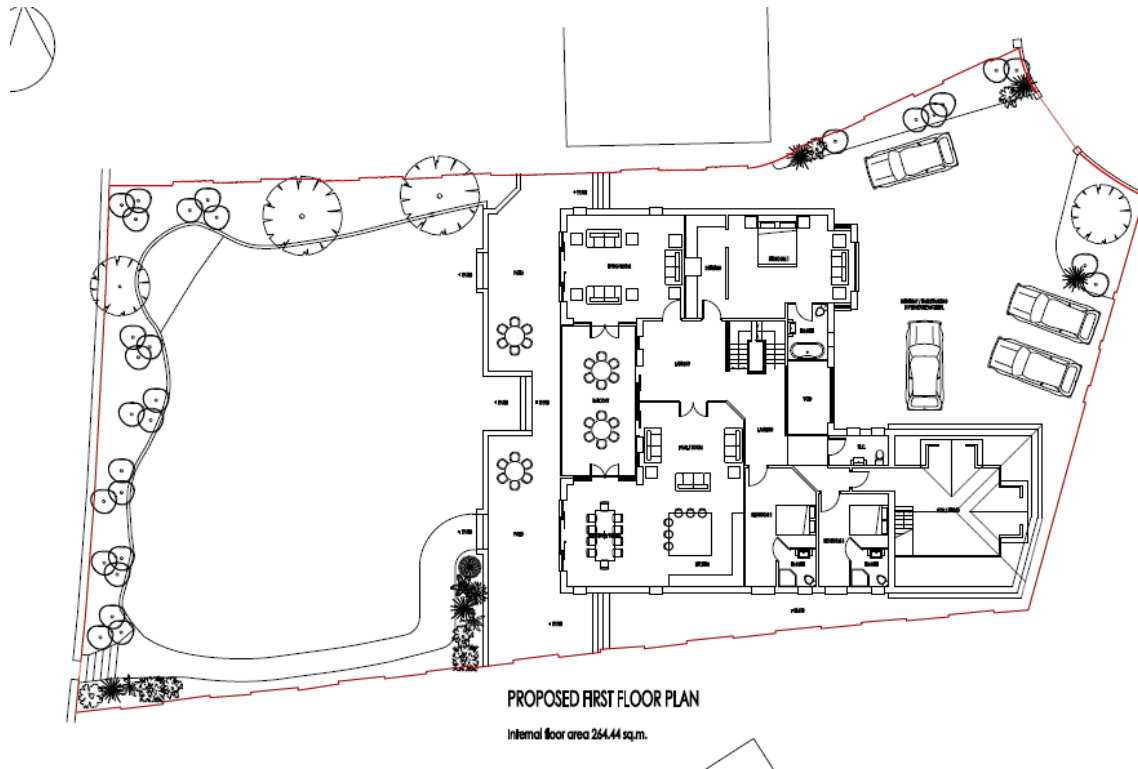
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Proposed Ground Floor:



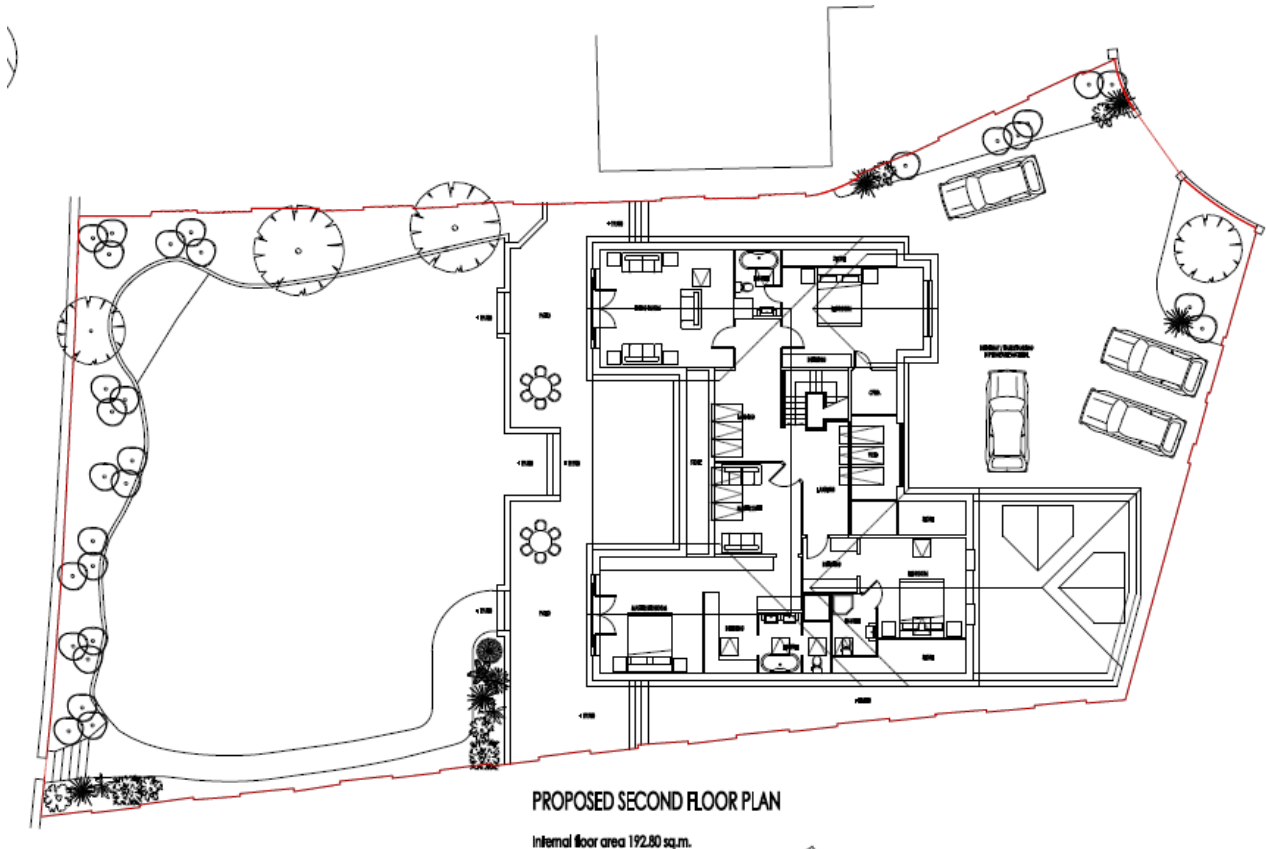
The first floor will comprise three bedrooms with en-suites (bedroom one will also be served by a dressing room), living room, kitchen, dining room, family room and gym.

Proposed First Floor:



The second floor will comprise a master bedroom/suite with en-suite and dressing room and two additional bedrooms with living area and store.

Proposed Second Floor Plan:



The application also proposes an attached, garage with a central dormer to be finished in materials to match the proposed dwelling with a galvanised roller shutter door. The proposed ground floor of the garage is to be used for the parking of two cars with the upper floor of the garage being used as a gym, with access into the main house.

Access to the property is gained via an existing driveway from Tern Road and the property is served by a large driveway.

Following discussions with the applicant's agent, amended plans were submitted to reduce the overall height of the proposed dwelling from 11.6m to 10.6m, to omit the middle gable and to reduce the length of the front projecting gable extensions by approximately 2.7m which result in the proposed dwelling being brought in line with the existing building line of 4 Mallard Way.

The application site is located within the defined settlement boundary of Porthcawl as defined by Policy PLA1 of the Bridgend Local Development Plan 2013. The application site is located within a row of similar detached residential properties of various designs and differing appearances to the south and east and the coast to the west.

RELEVANT HISTORY

P/92/0271 – Proposed garage to existing dwelling – Approved – 16/03/1992.

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 9 July 2019.

A re-consultation was undertaken on 6 August 2019 and 21 August 2019.

CONSULTATION RESPONSES

Cllr Mike Clarke (Local Ward Member) – objects to the proposed development and raises the following concerns:

- Proposal would be overbearing and detrimental to the street scene;
- The proposed property does not have sufficient amenity space;
- The proposal represents over intensification of the site;
- Adverse impact traffic generation;
- Adverse impact on highway safety during any construction.

Porthcawl Town Council – object to the proposed development raising the following concerns and observations:

- The proposed development is too high and the size and scale of the development is not in keeping with the street scene;
- Must conform to building regulations;
- Not a two and half storey house it is a three storey house;
- Overlooking neighbouring properties;
- Substantially affecting amenities of houses either side;
- When developed, a proper traffic management plan in place.

Highways Officer – No objection subject to two conditions regarding a construction method statement and finishing materials for the proposed parking area.

Drainage Officer - No objection subject to a condition requesting a comprehensive drainage scheme to be submitted prior to any development commencing on site and advising that the applicant is required to submit a sustainable drainage application as the proposed development exceeds 100m² in area.

Welsh Water Developer Services – advises that a public sewer lies in close proximity to the proposed ground floor plan and the proposed development would be situated within the protection zone of the public sewer. Therefore, it is advised that a condition and advisory note is attached to any consent granted for the applicant to contact Welsh Water to discuss the matter further.

Head of Public Protection (Contamination) – No objection subject to standard advisory notes.

REPRESENTATIONS RECEIVED

Initially, five letters of objection were received regarding the proposed development from Sea Breeze, 4 and 6 Mallard Way and 7 and 9 Tern Road raising the following concerns:

- Overdevelopment of the site as proposed development has a much larger footprint than the present dwelling;
- Proposed is for a three storey dwelling and not 2.5 storeys which will be out of scale and character with the other houses in the street;
- Proposed development will be forward of the building line and three storey high which will significantly dominate the adjoining properties;
- Concerns regarding overlooking from side windows;
- Concern over height of proposed dwelling – much larger than other houses in the street having a detrimental impact on the existing street scene;
- Insufficient amenity space to serve dwelling due to proposed size of internal floor space;
- Highway concerns regarding impact on construction of dwelling on existing cul-de-sac access and parking;
- Loss of view, daylight, shading and privacy as a result of the proposed

development;

- Impact on noise, dust and traffic as a result of the development especially during the demolition and construction of the proposed dwelling.

Amended plans were received on 2 August 2019 and 12 August 2019 demonstrating a reduction in height, change in design and reduction in front projecting gable extensions however, objections from the Local Ward Member and 5 neighbouring properties were received maintaining the original objections regarding the impact of the size and scale of the development which are not in keeping with the street scene, the overbearing and the affect on neighbouring properties located along Tern Road and Mallard Way.

COMMENTS ON REPRESENTATIONS RECEIVED

The majority of the concerns raised above have been addressed within the appraisal section of this report.

It is inevitable that there would be some noise and disturbance during the construction period but this would only be for a temporary period and as the proposal is only for one dwelling, this is not considered to be excessive.

In order to address the highway concerns regarding any impacts during the construction of the dwelling on the existing cul-de-sac access and parking, a condition will be attached to any consent granted requesting the submission of a construction method statement to include details of a site compound, delivery times and routes and hours of operation to be submitted prior to any works starting on site.

Loss of view is not a material Planning consideration.

PLANNING POLICIES

Local Policies

The Development Plan for the area comprises of the Bridgend Local Development Plan (LDP) 2006-2021, which was formally adopted by the Council in September 2013 and within which the following Policies are of relevance:

- Strategic Policy SP2 – Design and Sustainable Place Making
- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy PLA11 – Parking Standards
- Policy ENV6 – Nature Conservation

Supplementary Planning Guidance

SPG02 - Householder Development

SPG08 – Residential Development

SPG17 - Parking Standards

National Planning Policy and Guidance

National Planning guidance in the form of Planning Policy Wales (Edition 10, December 2018) (PPW) is of relevance to the determination of this application.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 18 – Transport (2007)

APPRAISAL

The application is referred to the Development Control Committee to consider the objections raised by local residents, the Town Council and the Local Ward Member.

The main issues to consider in the determination of this application are the principle of the development, impact on the character and appearance of the street scene and surrounding area, impact on neighbouring properties, drainage and highway safety.

Principle of the Development

The application site lies within the residential settlement boundary of Porthcawl as defined by Policy PLA1 of the LDP. Policy COM3 *Residential Re-use of a Building or Land* states that residential developments within settlement boundaries defined by Policy PLA1 on windfall and small scale sites for the conversion of existing buildings, or the re-use of vacant or under-utilized land, will be permitted where no other Policy protects the building or land for an existing or alternative use.

It is considered that, in principle, subject to satisfying the requirements of Policy SP2 and other relevant Policies within the Plan, residential development would be considered acceptable.

Impact on the character and appearance of the street scene and wider area.

Concerns were originally raised regarding the proposed height and design of the dwelling and in view of this, the applicant's agent submitted revised plans which reduced the height of the proposed dwelling by approximately 1m and removed the middle projecting gable from the front elevation of the dwelling. Subsequently, concerns were raised regarding the impact of the projecting gables on the front elevation which projected approximately 3m from the main dwelling, extending beyond the existing building line of the row of dwellings located along Mallard Way. The applicant's agent amended the plans further and reduced the length of the projecting gable extensions by approximately 2.7m which results in the proposed dwelling being brought in line with the existing building line of 4 Mallard Way.

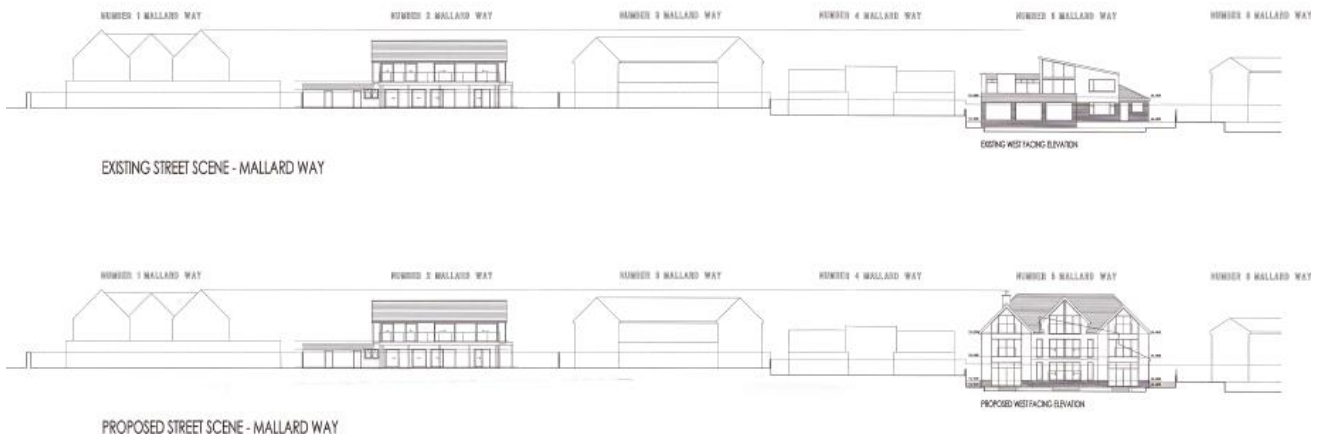
In view of the proposed changes, it is considered that the proposed dwelling now reflects the scale, design, materials of the immediate area and is in keeping with the character and appearance of the street scene. The application site is located approximately 1m lower than 4 Mallard Way and it is therefore considered that the overall design of the proposed dwelling, including the introduction of a large expanse of glazing on the front elevation, three storey design and glazed balustrade balconies to the property which is a common feature in the vicinity and is in keeping with the surrounding area.

With regard to the impact of the development on the street scene, the property will be set back from the main road due to its large rear garden and position within the row of existing dwellings. The application site is also set behind an existing 2m high brick wall which helps to obscure and soften the appearance of the proposed development. It is also noted that a number of neighbouring properties have undertaken similar developments to the front and rear of their properties with particular reference to 1 and 3 Mallard Way (see photo below) which the design of the proposed dwelling reflects and which are modern in design. It is considered therefore that the proposed development will have no significant adverse impact on the appearance of the street scene or wider area.



The proposed development will result in an adequate amount of amenity space to serve the dwelling due to the large plot in which the dwelling sits.

With regard to the existing building line of the properties located along Mallard Way, from a recent site inspection, it is noted that a number of these properties have undergone significant modern developments which has resulted in a fragmented building line with some properties being positioned further forward than others. The proposed scheme has been amended to bring the proposed dwelling back into line with the existing building of 4 Mallard Way and the height has been reduced to reflect the height of 1 Mallard Way and accordingly, the proposed development is not considered to have an unacceptable impact on the character and appearance of the area - this is demonstrated the existing and proposed street scene plan as shown below:



It is also worth noting that there are similarly designed dwellings to that of the proposal located further along Mallard Way. The area is characterised by large detached properties and therefore it is considered that the proposed dwelling sits well within the context of the site and wider area.



Accordingly, the proposed development is considered to be of a suitable design and scale that will not adversely impact upon the character and appearance of the street scene or wider area and therefore accords with Policy SP2 (2) and SP2 (3) of the LDP and Notes 11 and 12 of the Council's SPG02: Householder Development.

Impact on neighbouring properties

Whilst the proposal will result in an increase in height of the dwelling and the introduction of more glazing to the rear of the property, it will not have any greater impact on the neighbouring properties of Tern Road due to the extent of overlooking already experienced from the surrounding properties and the separation distance between the application site and these properties.

With regard to the impact on the existing properties located either side of the application site, 4 and 6 Mallard Way, it is noted that the windows proposed on both side elevations of the dwelling will be obscurely glazed. Notwithstanding the above, it is considered necessary to attach a condition to ensure all the windows are obscurely glazed in order to protect the privacy of the existing neighbours. Following a site inspection, it was noted that the proposed forward projecting gable extensions would have an adverse impact on the existing amenities of 4 Mallard Way in particular, due to the overbearing and loss of light to the first floor living room and balcony. In view of this, the applicant's agent amended the plans to reduce the length of both the projecting extension by 2.7m to bring it back in line with the existing building line of 4 Mallard Way, therefore reducing the overbearing impact and loss of light on the neighbouring property. It should also be noted that the proposed dwelling is to be located on the same footprint as the existing dwelling next to No.4 and, therefore, will the existing separation distance between the application site and this property will be maintained. 6 Mallard Way is orientated away from the proposed dwelling and has no windows in its side elevation, therefore the proposed development will not have an unacceptable impact on the existing amenities this property currently enjoy.

Due to the scale and design of the existing dwellings along Mallard Way and the position of the dwelling on the majority of the footprint of the existing dwelling, it is considered that the proposed height will not have a significant adverse impact on the existing amenities of the neighbouring properties in terms of overshadowing, overbearing, privacy or loss of light.

In view of this, the proposed development will not have a significant adverse impact on the neighbouring properties and therefore accords with Policy SP2 (12) of the LDP and the Council's SPG02: Householder Development.

Access and Parking

The Highway Officer has considered the transportation implications of the proposal and has noted that the proposal is to demolish the existing dwelling and garage and to replace it with a larger dwelling and garage which in traffic generation terms is a "like for like" replacement. It is also considered that the proposed garage and parking area are adequate in size to serve the proposed dwelling. The supporting statement and plans do not provide any details with regards to the permeable materials that will be used to construct the parking area and as such it is necessary to attach a condition requesting that these details be submitted to ensure that no loose granular material is used adjacent to the footway or highway.

In addition to the above there is concern regarding the construction phase of the development and its impact on Tern Road and Mallard Way. Mallard Way is a busy route into and out of Porthcawl and should be kept clear at all times and therefore, no deliveries to the property or construction activities will be permitted from Mallard Way and all deliveries will have to be undertaken from Tern Road. To protect the free flow of traffic on Mallard Way and highway and pedestrian safety on Tern Road, it is considered necessary to attach a condition requesting the submission of a Construction Method Plan to be agreed by the Local Planning Authority before any development commences.

Accordingly, the proposed development accords with Policies SP2 (6) and PLA11 of the LDP and SPG17: Parking Standards.

Drainage

The Council's Drainage Officer has raised no objection to the proposed development subject to the imposition of a condition requiring a comprehensive and integrated drainage scheme to be submitted and agreed by the Local Planning Authority prior to any works commencing on the site, which accords with Policy SP2 (13) of the LDP and an advisory note regarding the submission of a sustainable drainage application.

Biodiversity/Ecology

Section 40 of the Natural Environment and Rural Communities Act 2006 states that 'every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. This "duty to conserve biodiversity" has been replaced by a "biodiversity and resilience of ecosystems duty" under Section 6 of the Environment (Wales) Act 2016 which came into force on 21 March 2016.

Section 6 (1) states that "a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions." Section 6(2) goes on to state that "In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular

- (a) diversity between and within ecosystems;
- (b) the connections between and within ecosystems;
- (c) the scale of ecosystems;
- (d) the condition of ecosystems (including their structure and functioning); and,
- (e) the adaptability of ecosystems.

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires Local Planning Authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the development, it is considered that there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

CONCLUSION

Having regard to the above, the proposal is recommended for approval because the development complies with Council policy and guidelines and it is considered that the scheme would not have an unacceptable impact on the character and appearance of the street scene or wider area, will not adversely affect highway safety, drainage or the visual amenities of the area and will not be detrimental to neighbours' amenities or highway safety to such a degree as to warrant refusal.

The issues raised by the objectors have been taken into account during the determination of the application, however, it is considered that, on balance, they do not outweigh the other material considerations in favour of the development.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan and Drawing Nos, SK.00, SK.01, SK.02, SK.03 received on 12 June 2019, amended drawing no. SK.10 REV.C - Existing and Proposed Street Scene received on 2 August 20189 and amended drawing Nos. SK.04 REV B, SK.05 REV B, SK.06 REV C and SK07 REV D received on 12 August 2019.

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

3. No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out which comes within Parts 1 (Classes A, B and C) of Schedule 2 of this Order.

Reason: To enable the Local Planning Authority future control over the scale of development as well as the installation of new windows or dormers or the extension of the property to the rear, in the interests of the residential amenities of adjacent properties and to protect the amenity space provided within the property.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or enclosure required for a purpose incidental to the enjoyment of a dwelling-house shall be constructed, erected, or placed within the curtilage of the dwelling.

Reason: To enable the Local Planning Authority to control the scale of development.

6. No development shall take place until details of the proposed floor levels of the dwellings in relation to existing ground levels and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site and the surrounding area.

7. Notwithstanding the requirements of condition 1, no development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul, road and roof/yard water will be dealt with, including future maintenance requirements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to beneficial use of the dwelling commencing.

Reason: To ensure that effective drainage facilities are provided for the development and that flood risk is not increased.

8. No development shall take place until full details of both hard and soft landscaping works have been submitted to and agreed in writing by the Local Planning Authority. These details shall include all proposed planting and landscaping such as schedule of plants/trees, species and number/densities, hard surfacing materials and implementation programme. Thereafter, all landscaping works shall be implemented in accordance with the approved details.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation.

10. No development shall take place, including any works of demolition/site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. The routing of HGV construction traffic to/from the site.
 - ii. the parking of vehicles of site operatives and visitors
 - iii. loading and unloading of plant and materials
 - iv. hours of construction and delivery times
 - v. storage of plant and materials used in constructing the development
 - vi. wheel washing facilities on site
 - vii. measures to control the emission of dust and dirt during construction

Reason: In the interests of highway and pedestrian safety.

11. The parking area shall be completed in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and thereafter retained for the purpose of parking in perpetuity.

Reason: In the interests of highway and pedestrian safety.

12. The windows located in both side elevations of the proposed dwelling hereby approved shall be non-opening and shall be fitted with obscure glazing to a minimum of level 5 on the Pilkington of obscurity, prior to the beneficial occupation of the approved dwelling and thereafter retained in perpetuity.

Reason: To protect the privacy and residential amenities of the neighbouring properties 4 and 6 Mallard Way.

****THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS:**

- a) This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect the character and appearance of the street scene or wider area, does not adversely affect the privacy or visual amenities nor so significantly harms neighbours' amenities and highway safety to warrant refusal.
- b) No surface water is to discharge to the public highway.
- c) No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.
- d) The applicant may need to apply to Dwr Cymru Welsh Water (DCWW) for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more

than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

e) The applicant is also advised that some public sewers and lateral drains may not be recorded on the maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist DCWW in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

f) The applicant is advised that as the proposed development footprint exceeds 100m² and a Sustainable Drainage Application will need to be submitted to Bridgend County Borough Council SAB. Further information in relation to the new legislation including the sustainable drainage application forms can be obtained from the following link:

<https://www.bridgend.gov.uk/residents/recycling-waste-and-environment/environment/flooding/sustainable-drainage-systems/>

g) The Public Protection Section draws your attention to the possibility of gases (landfill gases, vapours from contaminated land sites and naturally occurring methane and carbon dioxide, but not radon gas) being generated at the site or land adjoining thereto and recommend investigation and monitoring of the area.

h) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing within 2 days to the Public Protection Section, all associated works should stop and no further development should take place until a scheme to deal with the contamination found has been approved.

i) Any topsoil [natural or manufactured] or subsoil, to be imported, should be assessed for chemical or other potential contaminants and only chemical or other potential contaminants free material should be imported.

j) Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported should be assessed for chemical or other potential contaminants and only chemical or other potential contaminants free material should be imported.

k) Any site won material including soils, aggregates, recycled materials should be assessed for chemical or other potential contaminants and only chemical or other potential contaminants material should be reused.

l) The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for the safe development and secure occupancy of the site rests with the developer.

JONATHAN PARSONS
GROUP MANAGER PLANNING & DEVELOPMENT SERVICES

Background papers

None