

Comhairle Chontae Atha Cliath Theas

PR/1538/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0394 **Application Date:** 20-Oct-2022
Submission Type: New Application **Registration Date:** 20-Oct-2022
Correspondence Name and Address: Watson Fitzpatrick & Associates 98, Woodlawn Park Grove, Firhouse, Dublin 24
Proposed Development: Demolition of extension to side and construction of two storey three bedroom house to side.
Location: 75, Woodlawn Park Avenue, Firhouse, Dublin 24
Applicant Name: Mr. W. Fay
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0162 hectares.

Site Description:

The application site contains a two-storey semi-detached dwelling, at the corner of Woodlawn Park Avenue. The site boundary is comprised of mature hedgerow, with several street trees located to the south. The site fronts onto an area of grassed public open space and is located within a residential cul-de-sac. The surrounding area is residential in character.

Site Visited: 28 November 2022

Proposal:

Permission is sought for the following:

- Demolition of side extension (33 sq.m)
- **Construction of a** two-storey 3-bedroom **house** (74 sq.m)

Zoning:

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'*

Consultations:

Roads:	Additional information recommended
Parks:	No objection, conditions recommended
Water Services:	Additional information recommended
Irish Water:	Additional information recommended

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SEA Sensitivity Screening

Indicates no overlap with relevant sensitive layers.

Submissions/Observations /Representations

Submission expiry date – 14 November 2022

1 submission was received, including as follows:

- 2 vehicular accesses shown on site plan, but new entrance not mentioned on drawing
- Contiguous rear elevation does not show full extent of extension to number 75 / accurately reflect existing buildings at applicants' property
- No clear the extent of demolition

Relevant Planning History

SD22B/0321: Proposed first floor extension over existing single storey extension to side of 75 Woodlawn Park Avenue, Firhouse, Dublin 24. **Permission granted**

SD06A/0214: Two no. 2 bed detached dwellings with new vehicular access to front & to side. **Permission refused**

1. *The proposed development, by reason of design, (in particular the width of the proposed dwellings), size and sub-standard separation distances, would constitute over-development of the site and be at variance with the predominant form of development in the area and is therefore considered to be contrary to the Development Plan and the zoning objective for the area, which is to protect and/or improve residential amenity*
2. *The proposed development, by reason of, design, size and sub-standard separation distance between the existing and proposed dwellings, would set an undesirable precedent for other similar developments in the area. The proposed development would impact negatively upon the residential and visual amenity of the area and would depreciate the value of property in the vicinity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.*

SD05A/0711: Construct a 2 bed detached dwelling with bay window and canopy over, with new vehicular access to front and all associated site works to side and demolish existing single storey extension to side. **Permission refused**

1. *The location of the proposed development would significantly break the building line to the west, with No. 74 Woodlawn Park Avenue. It is considered that this encroachment would be seriously injurious to the existing residential amenity and would depreciate the value of the property in the vicinity. The proposed development would set an undesirable precedent for other similar developments in the area, thereby, depreciating the value of property in the vicinity.*
2. *The proposed development, by reason of design, (in particular its width) size and sub-standard separation distance, would constitute over-development of the site and be at*

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variance with the predominant form of development in the area and is therefore considered to be contrary to the Development Plan and the zoning objective for the area, which is to protect and/or improve residential amenity. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

SD04A/0141: Demolition of existing single storey extension to side of existing house and building of new two storey detached house on corner site and forming new vehicular access to serve existing house. **Outline permission refused**

S01B/0311: New first floor extension over existing single-storey extension to side of house. **Permission granted**

S00A/0213: Building of a new semi-detached house with single storey extension to rear. **Permission refused**

Relevant Enforcement History

No recent, relevant, files recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in

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accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Chapter 5 Quality Design and Healthy Placemaking

Chapter 6 Housing

Section 6.7.1 Residential Design and Layout

H7 Objective 2: To ensure that new residential developments incorporate energy efficiency measures and promote innovation in renewable energy opportunities.

Section 6.7.3 Private and Semi-Private Open Space

Policy H9: Private and Semi-Private Open Space

Ensure that all dwellings have access to high quality private open space and semi-private open space (where appropriate) and that such space is carefully integrated into the design of new residential developments.

Section 6.7.4 Internal Residential Accommodation

Policy H10: Internal Residential Accommodation

Ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long-term needs of a variety of household types and sizes.

H10 Objective 1: To promote the provision of high-quality houses and apartments / duplexes within sustainable neighbourhoods by achieving the appropriate quantitative and qualitative standards, in accordance with Ministerial Guidelines and as set out in Chapter 12: Implementation and Monitoring.

H10 Objective 2: To support the design of adaptable residential unit layouts that can accommodate the changing needs of occupants, through extension or remodelling subject to the protection of residential amenity.

H10 Objective 3: To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.

6.8 Residential Consolidation in Urban Areas

Section 6.8.1 Infill, Backland, Subdivision and Corner Sites

Policy H13: Residential Consolidation

Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H13 Objective 1: To promote and support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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H13 Objective 2: To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

H13 Objective 3: To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring.

H13 Objective 5: To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

Section 8.7.3 Quantity of Public Open Space

Section 8.7.4 Delivery of Public Open Space and Contributions in Lieu

COS5 Objective 4

COS5 Objective 5

COS5 Objective 6

COS5 Objective 7

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 12.6.7 Residential Standards

Table 3.20: Minimum Standards for Housing

<i>Type of Unit</i>	<i>House Size</i>	<i>Private Open Space</i>
<i>One bedroom</i>	<i>50 sq m</i>	<i>48 sq m</i>
<i>Two bedrooms</i>	<i>80 sq m</i>	<i>55 sq m</i>
<i>Three bedrooms</i>	<i>92 sq m</i>	<i>60 sq m</i>
<i>Four bedroom</i>	<i>110 sq m</i>	<i>70 sq m</i>

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Section 12.6.8 Residential Consolidation

Corner / Side Garden Sites

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*
- Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*
- The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible. Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*
- The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*
- A relaxation in the quantum of private open space may be considered on a case by-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*
- Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

Section 12.6.10 Public Open Space

Section 12.7.4 Car parking Standards

Section 12.7.6 Car Parking Design and Layout

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Visual and Residential Amenity
- Previous Reasons for Refusal
- Roads
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – '*To protect and/or improve residential amenity.*' Residential development is permitted in principle uses under this zoning objective.

Visual and Residential Amenity

Demolition

The application form states 33 sq.m would be demolished. The applicant has not indicated on drawings the existing side extension that is to be demolished to facilitate the development. In the event of a request for **additional information**, existing plans and elevations should be required.

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Construction

Internal Accommodation

Table 1 provides an analysis of the proposed dwelling and its compliance with the standards as specified in Table 3.20 of the Development Plan 2022 – 2028, and the Quality Housing for Sustainable Communities Guidelines. As the applicant has stated on notices that this is a 3-bedroom dwelling, the proposal has been assessed against the recommended standards for 3-bedroom dwellings. As stated below, the applicant does not meet the internal space requirements for a 3-bedroom dwelling, so the standards for 2-bedroom dwellings have also been included in the below table.

Table 1 Comparison of Standards for 3-bedroom, two-storey dwelling requirements

	Dev Plan Standards		Quality Housing Guidelines			Proposal
	2BED	3BED	2BED/3 P	2BED/4 P	3BED/4 P	
Gross Floor Area sq.m	80	92	70	83	92	74
Main Living Room sq.m	-	-	13	13	13	13.63
Living Area sq.m	-	-	28	30	34	30
Bedroom Area sq.m	-	-	20	28	32	20.8
Storage sq.m	-	-	3	4	5	0 *
Private Open Space sq.m	55	70	-	-	-	71.5 **

* 2.19 sq.m is indicated in bedrooms as wardrobe area. This does not count towards the required storage contribution.

** measured from drawings

From the above, it is clear that the internal accommodation **does not meet** the requirements of both the Development Plan or the Guidelines for either 2-bedroom or 3-bedroom dwellings.

The Guidelines state single bedrooms should be a minimum of 7.1 sq.m and double bedrooms should be a minimum of 11.4 sq.m, with the main bedroom being a minimum of 13 sq.m. The bedroom floor areas, including are indicated as storage, are 5.1 sq.m, 8.235 sq.m and 9.21 sq.m. Based on this, the dwelling would provide 2 single bedrooms and an area that could only be

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considered storage. This is completely unacceptable and a significant deficiency in the design of the proposed dwelling.

The Guidelines state that living rooms in 3-bedroom dwellings should have a minimum unobstructed width of 3.8m. Drawings indicate the lounge would have a width of 2.9m, 0.9m below the recommended width. This is considered unacceptable.

Save for wardrobe space, the applicant has not provided any designated storage. 4 sq.m is required for a 3-bedroom 4-person dwelling, or 5 sq.m is required for a 3-bedroom 5-person dwelling. Even 2-bedroom dwellings require 3sq.m, per the Guidelines. The applicant is completely deficient in this regard.

Based on the above, the applicant has not provided adequate internal accommodation, per the Development Plan or Guidelines standards for a 3-bedroom dwelling. In addition, when assessed against the criteria for 2-bedroom dwellings, the applicant is still deficient in the amount of storage provided, and the overall floor area of the dwelling. The applicant should therefore be **refused**.

Open Space

The Development Plan requires private open space of 70 sq.m to be provided for 3-bedroom dwellings, and 55 sq.m for 2-bedroom dwellings. Measured from drawings, the applicant is providing 71.5 sq.m of private open space to the rear of the dwelling. This is considered acceptable.

Section 8.7.3 of the 2022 – 2028 Development Plan requires the provision of public open space as part of all new developments comprising a residential element, save for certain exception circumstances. The current proposal seeks to deliver 1 no. house, on a site of 0.0162 ha. The provision of public open space at this location would not be viable and, in this instance, it is not considered appropriate or necessary to require a contribution in lieu.

External Appearance

The proposed house would be detached, two-storeys with a pitched roof. The prevailing character of the area is defined by semi-detached, two-storey hipped roof dwellings. A hipped roof would therefore be considered more appropriate and would look less incongruous in the streetscape.

Drawings state the dwelling would be 7.5m in height. When measured from the drawing, the house appears to be 7.2m in height. The existing dwelling, measured from drawings, would be 7.5m in height. There is a clear discrepancy therefore in the drawings provided which needs to

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be addressed. Even without the correct measurements, it is clear that the proposed dwelling is approximately 0.3m below the height of the existing dwelling.

It is noted that contiguous elevations and layout plans provided do not accurately show the size of no. 75, the existing property on the site. To allow the Planning Authority to conduct a full assessment of the development and its potential impacts, all drawings provided must be fully accurate. Any deficiencies impact the assessment. This should be rectified by **additional information**.

The contiguous rear elevation is poorly drawn and shows the existing closest dwelling to be off the perpendicular and leaning at an angle. Revised accurate drawings are required by **further information**.

Previous Reasons for Refusal

It is noted that the most recent refusal for similar development on the site was in 2006. There have been 2 subsequent Development Plans for South Dublin, with the general policy direction and a local and national level significantly altering in favour of development of this type. In this regard, the previous reasons for refusal are considered to be relevant to the time in which the decisions were made, and this application has been looked at in the context of current policies and objectives affecting this type of development.

Roads

From the site layout plan, it appears that a new entrance is proposed to serve the existing dwelling. This has not been included on the site notice. Readvertisement is therefore required to ensure all elements for which permission is sought, are mentioned in the public notices. This should be done as **additional information**.

The Roads Department have reviewed the application and have recommended the following **additional information** in relation to the access arrangements:

The applicant shall submit a revised layout of not less than 1:200 scale, which clarifies if the existing access point is to be used by the proposed new dwelling along with the exact location and dimensions of the new access point.

It is considered appropriate to request the above to ensure any new access arrangements are given full consideration. It is noted that the new entrance would be outside the redline boundary of the site. The applicant will have to alter the red line boundary to incorporate this element, and this will require readvertising as **significant additional information**.

In the event of a grant, the Roads report recommends standard **conditions** in relation to access arrangements.

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Green Infrastructure

The site appears to be located within a Primary GI Corridor, as per Figure 4.4 of the Development Plan. The dwelling would replace an existing extension, therefore not significantly increasing the area of hardstanding at the site.

The Public Realm Section have reviewed the application and have stated no objection. In the event of a grant their report recommends the following **conditions**:

1. *Protection of Street Trees in Grass Margins*

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3

2. *Green Infrastructure*

The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:

- Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.*
- Indicate how the development proposals link to and enhance the wider GI Network of the County.*
- Proposed GI protection, enhancement and restoration proposals as part of the landscape plan, where appropriate, for the site.*
- Proposals for identification and control of invasive species where appropriate, for the site*

3. *SUDS*

A comprehensive SUDS Management Plan shall be submitted to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan shall also be included as a demonstration of how the system will function following implementation. Additional natural SUDS features shall be incorporated into the proposed drainage system for the development such as rain gardens, detention basins, filter drains, swales etc. In addition, the applicant shall provide the following:

- Demonstrate how the proposed natural SUDS features will be incorporated and work within the drainage design for the proposed development.*

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- *A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- *Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drains, bio-retention tree pits, rains gardens, swales or other such SuDS.*
- *SUDs Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*
- *The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*

The requirement for a SuDS management and maintenance plan is considered to be onerous given the scale of development proposed. This **condition** should be altered to simply require a drawing demonstrating that SuDS are provided on site and could be requested alongside the **additional information** recommended by Water Services, below. It is considered that a green infrastructure plan should be requested as **additional information**, rather than by **condition**, as there are other items to be requested. The **condition** requiring the protection of street trees be included in the event of a grant.

Water Services have reviewed the application and have recommended the following **additional information** in relation to surface water and SuDS is sought:

1. *The applicant is required to submit a drawing and report showing surface water connections for the proposed development.*
2. *The applicant shall include additional SuDS (Sustainable Drainage Systems) features as part of the proposed development to deal with surface water discharge from the site. Submit a drawing and report detailing additional SuDS features. SuDS features could include but are not limited to:*
 - *Soakaway (Percolations tests required)*
 - *Permeable paving*
 - *Water Butts*
 - *Other such SuDS*

To ensure the early consideration of SuDS at the site, and the adequate drainage of surface water, it is considered important to request the recommended **additional information**.

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Water Supply and Wastewater

Irish Water have reviewed the application and have recommended the following **additional information**:

1. *Water*

The applicant has not submitted any drawings showing water connections for the proposed development. Submit a drawing showing proposed water layout and connections for the proposed development.

2. *Foul*

The applicant has not submitted any drawings showing wastewater connections for the proposed development. Submit a drawing showing proposed wastewater connections for the proposed development.

It is important to understand how the development would be serviced. To ensure this, the recommended **additional information** should be requested.

Standard **conditions** relating to Irish Water connection agreements should be included in the event of a grant of permission.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established urban residential area and comprises the construction of a new dwelling.

Having regard to:

- the scale and nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Environmental Impact Assessment

Having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the overall design of the development and the responses from the relevant departments within SDCC, it is considered that the proposed development is deficient in terms of the internal residential accommodation provided, has not adequately stated proposals in terms of access arrangements for the existing dwelling and has not provided sufficient drawings to determine how the dwelling would be serviced. It is considered that, while some items could be addressed by **additional information**, the deficiencies in terms of internal residential accommodation could not be overcome without a full redesign of the dwelling and the application should therefore be **refused** for not being in the interests of the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. Internal Space Standards.

The applicant has stated on notices and drawings that the dwelling would provide 3-bedrooms. An assessment of the dwelling against the relevant standards of the South Dublin County Development Plan 2022 – 2028, Table 3.20, and Section 5.3.2 of the Quality Housing for Sustainable Communities Guidelines 2007 demonstrates that the dwelling, as proposed, does not meet the relevant internal accommodation standards. The house would provide 74 sq.m internal accommodation, below the 92 sq.m required by the Development Plan. In addition, the aggregate bedroom floor area would be below the required minimum of the Guidelines, with none of the bedrooms providing the minimum floor area to be considered as a double bedroom. No dedicated storage is indicated on floor plans, save for wardrobe space which does not count towards the storage recommendations of the Guidelines. Furthermore, the living room does not provide the minimum recommended width for a 3-bedroom house. When assessed against the criteria for 2-bedroom dwellings, the proposal is similarly deficient in terms of a lack of storage provision and the size of bedrooms provided. Having regard to the foregoing, the proposed dwelling would provide sub-standard accommodation and would not be in the interest of the proper planning and sustainable development of the area.

2. Traffic Safety and Access Arrangements.

From drawings, it appears that within the blue line boundary of the development site, an additional driveway would be provided to serve the existing dwellings. This has not been stated on the public notices, and is not detailed within drawings or included within the red

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line boundary of the site. In granting the access arrangements for the proposed dwelling, the existing dwelling would lose its access, and new arrangements cannot be considered under the scope of the current application based on the aforementioned issues. The Planning Authority cannot grant permission for development that would impact on the accessibility of the existing housing. The applicant would need to include the full blue line site within the red line boundary of the development, and provide detailed drawings of existing and proposed access arrangements. Without this information, a full assessment of the development in terms of traffic safety cannot be undertaken. The development is therefore contrary to the proper planning and sustainable development of the area, and poses a potential traffic safety hazard as currently presented.

3. Irish Water.

The applicant has not provided proposed water or foul water drawings showing connections to the necessary infrastructure to service the dwelling. The application cannot be decided without a clear understanding that the proposal can adequately connect into existing Irish Water infrastructure in the area.


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REG. REF. SD22A/0394

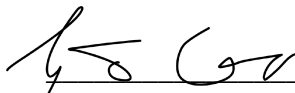
LOCATION: 75, Woodlawn Park Avenue, Firhouse, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date: 06/12/22



Gormla O'Corrain, Senior Planner