

Omit the proposed pedestrian access links to the adjoining Pembroke Estate (at Hillcrest and The Maples). The layout of housing in these areas particularly no's 48 to 43 should be revised accordingly.

Relocate the adult exercise area to a more central location.

Omit the water tank, roads, viewing platform, orchard, walkway in southern portion of site.

A greater level of open space should be provided in pockets throughout. **The quantum of each individual open space area shall be identified and its corresponding area in square metres detailed.**

Neighbourhood play areas shall not be proposed adjacent to local play areas or kick about/pitch areas.

The Bio-diversity corridor does not contribute to Recreation and Amenity Points and shall be omitted from the calculation of same.

Amenity zones F1, F2, F3, and F5 require larger areas of grass space around same. Tree planting to be omitted accordingly.

The Local Play Area shall measure 400 sqm not 300 sqm as proposed.

All incidental non-usable open space shall be clearly identified and the quantum of same (in sqm) provided.

The proposed development is not considered to comply with the zoning objective for the site in terms of provision of nursing home, crèche and possibly medical centre. Please submit revised proposals accordingly. Also, it is considered appropriate to ask the developer to consent in writing to a section 47 agreement where (a) the permitted crèche under 15/6508 will be constructed and completed within 6 months of the decommissioning of the temporary treatment plant and (b) a planning application for a nursing home on the reserved site shall be made within 8 months of the decommissioning of the temporary treatment plant.

Having regard to requirements outlined in items 1 and 2 above and in relation to the elevated and steeply sloping lands where the serviced sites are proposed, it is considered that the proposed serviced sites are not appropriate at this location. In this regard, you are asked to submit revised proposals accordingly. Also, the proposed Serviced Sites Design Guide should be more specific in terms of the guiding principles such as finished floor level, ridge height, floor area, etc.

Please submit revised proposals for the proposed roundabout which address the issues in the submission(s) re the roundabout design. Please also submit written evidence that permission for consent to construct the junction and all associated works is forthcoming, otherwise the delivery of the junction treatment may be jeopardised and this would therefore have an impact on the delivery of the housing development.

The following revisions are required to improve traffic safety:

Parking for proposed units no's 95, 96, 192, 193 and 236 are adjacent to junctions and positioned in a potentially unacceptable manner in terms of hazardous reversing manoeuvres. The Road Safety Auditor is requested to confirm the proposed layout at these locations is acceptable and if not then a revised design should be submitted that shows removal of these properties accordingly.

The layout of the road and junction fronting/adjacent houses 94-96 is not acceptable and the design/layout of this junction should be reconsidered.