



## Board Direction

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**Ref: PL06S.243924**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> January 2015.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the nature, form, scale and design of the existing bungalow on site, and to its location relative to the adjoining dormer dwelling and having regard to the size of both sites and to the pattern of development on the site, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would not seriously injure the residential or visual amenities of the area, and would be acceptable in terms of traffic safety and convenience. Furthermore, and notwithstanding the zoning objective for the site in the South Dublin County Development Plan 2010-2016, to 'preserve and provide for Open Space and Recreational Amenities', it is considered having regard to the location of the site and its physical separation from the adjoining lands, that the development would not interfere with the coherence and use of the adjoining public parkland. The proposed development and the development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement

of development and the development shall be carried out, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The subdivision of the site into two properties, and the construction of the new boundary fence, shall take place within three months of the construction of the new porch to the existing bungalow and the provision of the new shared vehicular entrance.

**Reason:** In the interest of residential amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. The external finishes of the proposed works including roof tiles/slates shall be the same as those of the existing bungalow in respect of colour and texture.

**Reason:** In the interest of visual amenity.

5. Details in relation to the following shall be submitted to, and agreed in writing with, the planning authority with three months of the date of this order:

- (a) Adequate visibility splays at the proposed entrance along Sarah Curran Avenue.
- (b) Proposals for the relocation of the existing traffic sign/signpost.
- (c) Proposals to drop the kerb fronting the proposed new entrance.

The agreed works shall be implemented in accordance with a timescale specified by the planning authority

**Reason:** In the interest of traffic safety.

6. 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 within two months of the date of this order, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: \_\_\_\_\_ Date: 20<sup>th</sup> January 2015  
Philip Jones