



An
Bord
Pleanála

Board Direction
BD-006520-20
ABP-307374-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2020.

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

Reasons and Considerations

Having regard to the provisions of the South Dublin County Council County Development Plan 2016-2022 and the outline permission on site, P.A. Reg. Ref. SD17A/0029, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design, would not seriously injure the residential amenity of adjoining property and would result in a satisfactory standard of amenity for occupants. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 plans and particulars submitted on 02.03.2020, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All relevant conditions attached to the grant of outline planning permission associated with the subject site (planning register reference number SD17A/0029 refers), shall be strictly adhered to.

Reason: In the interest of residential amenity.

3. The developer shall demonstrate that sufficient space has been provided for the accommodation of two cars within the curtilage of the site by way of autotrack or similar. Detail shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity and pedestrian and traffic safety.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. *Model ABP Financial Contribution Condition.*

Board Member

Date: 22/09/2020

Terry Ó Niadh

