



## Board Direction

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**Ref: PL29S.245618**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 6<sup>th</sup> 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, to the pattern of development in the area, to the submission lodged by all parties including those of the 7<sup>th</sup> and 10<sup>th</sup> February and of March 2<sup>nd</sup> in response to the Section 137 Request, the Board considered that that subject to the conditions as set out below, the proposed development would not contravene Section 17.9.14(a) of the Dublin City Development Plan 2011-2017 and therefore would, subject to the conditions attached below, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that due to the heavily altered state of the existing coach, the proposed demolition of the existing remnants of the coach house would not erode the character of the residential conservation area or establish an adverse precedent and 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 the 26<sup>th</sup> August 2015, 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. As per PA Condition No 8
3. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the [residential] amenities of property in the vicinity.

4. 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.

5. As per PA condition No. 7.

6. As per PA condition No. 9

- 7 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 prior to commencement of development 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:11.04.16  
Paul Hyde