



## Board Direction

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**Ref: PL06D.245758**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 19<sup>th</sup> 2016.

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 zoning objective for the area in the Dun Laoghaire Rathdown County Development Plan 2010 - 2016, to the planning history of the site and to the pattern of development in the area, and having regard to the design, scale, layout and location of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the Architectural Conservation Area or protected view, and would not seriously injure the residential amenities of properties in the vicinity. 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 to the planning authority on the 23<sup>rd</sup> day of September 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. The proposed development shall be amended as follows:
  - (a) The glazing within the second floor north facing window and the narrow window to the second floor east loggia/balcony shall be fitted with opaque or frosted glazing.
  - (b) The south facing element of the balcony proposed at first floor level to the south of the rear elevation of the building shall be provided with a screen at least 1.8 metres in height.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To prevent overlooking of adjacent property, in the interest of residential amenity.

3. The proposed access arrangements including junctions, boundary treatments, sight distances, signage, surfacing and drainage shall comply with the detailed standards of the planning authority for such road works.

**Reason:** In the interests of amenity and of traffic safety.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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. As per PA condition no. 5 (and reason)

6. As per PA condition no. 6 (and reason)

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including construction traffic access, noise management measures, parking for staff working on the site and proposed location for site offices/compound, and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

8. 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. The rainwater harvesting system and the soakaway shall be designed and installed in accordance with the details submitted to the planning authority on the 23<sup>rd</sup> day of September 2015.

**Reason:** In the interest of public health and to ensure a proper standard of development.

9. Site development and building works shall be carried only out between the hours of 08.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 13.00 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 amenities of property in the vicinity.

10. 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. The contribution shall be paid prior to the 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

**Reason:** It is a requirement of the Planning and Development Act 2000 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: 29<sup>th</sup> February 2016  
Philip Jones