



Board Direction

Ref: **PL06S.245853**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th April 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed infill houses within an existing housing development, the pattern of development in the vicinity, the public open space available in the area, and to the residential zoning objective for the site as set out in the South Dublin County Development Plan 2010-2016, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic
2. The proposed development shall be amended as follows:
 - (a) the proposed vehicular entrances shall be relocated as required to protect the existing trees within the grassed verge,
 - (b) landscaping within the front curtilages of Houses 1, 2 and 3 shall be substantially increased, and
 - (c) screened bin stores shall be provided within the front curtilages of Houses 2 and 3, which shall be finished in materials to match the houses, and which shall be appropriately-sized to accommodate not less than three standard wheeled bins.

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: In the interest of visual and residential amenity.

3. Each house shall be occupied as a single residential unit and shall not be sub-divided or used for any commercial purposes.

Reason: In the interest of residential amenity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilages of the houses, without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwellings.

5. The proposed development shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) existing trees to be retained,
- (b) the measures to be put in place for the protection of these trees during the construction period,
- (c) the species, variety, number, size and locations of proposed landscaping,
- (d) details of roadside/street planting (which shall not include prunus species).

All planting shall be completed within the planting season following completion of construction, and shall be adequately protected from damage until established. Any plants which die, or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species.

Reason: In the interests of residential and visual amenity.

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

Reason: In the interest of visual amenity.

7. All service cables associated with the proposed development (such as electrical, communal television and telephone cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of orderly development and the visual amenities of the area.

8. Urban WaterDrain

9. ConstHours

10. CMP1

11. The development hereby permitted shall be carried out and completed at least to the construction standards set out in the planning authority's Taking in Charge Policy, to the written satisfaction of the planning authority.

Reason: To ensure that the development is carried out and completed to an acceptable standard of construction.

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of footpaths, water mains, drains, and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer, or in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

Board Member: _____ Date: 18th April 2016
Fionna O' Regan