



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.246867**

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

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 residential zoning objective for the area and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not adversely impact on the architectural character of Rosemount Road, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. 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 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 external brick finish to be used in the extension shall be consistent in colour and texture with the brick finish to the existing dwelling on the site. Prior to the commencement of development the applicant shall submit to, and agree in writing with, the planning authority, a sample of the brick to be used.

**Reason:** In the interests of visual amenity and to protect the character of this residential conservation area.

3. The proposed window at first floor level in the north-west facing elevation in the existing two-storey return extension shall be redesigned so that its sill level internally shall be not less than 1.8 metres above the finished first floor level. Prior to the commencement of development the applicant shall submit to, and agree in writing with, the planning authority plans, sections and elevations at a scale of not less than 1:100 indicating compliance with this condition.

**Reason:** To obviate overlooking of the private open space of the existing dwellings located to the north-west of the application site.

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

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. 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 matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

**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** \_\_\_\_\_

Paul Hyde

**Date:** 6 September 2016