



## Board Direction

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**Ref: 29S.247133**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29<sup>th</sup>, November 2016.

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

### Reasons and Considerations

Having regard to the pattern of development in the vicinity, the scale, form and design of the proposed dwelling and the policies of the current Dublin City Development Plan, it is considered that the proposed development would not seriously injure the residential or visual amenity of the area and would not detract from the character or setting of the adjacent Protected Structures 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 out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:
  - a. The building depth to the rear of the proposed dwelling shall be reduced by 1m on the ground and first floor;
  - b. A minimum internal storage space of 4m<sup>2</sup> shall be provided in the dwelling; and
  - c. The proposed first floor window in the northern elevation shall be obscure glazed to a height of 1.5m.

Prior to the commencement of development revised drawings providing for these modifications shall be submitted to and agreed in writing with the Planning Authority.

**Reason:** In the interest of residential amenity.

3. Std.CMP and Reason (include construction hours)
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. 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: 29<sup>th</sup>, November 2016  
Paddy Keogh