



## Board Direction

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**Ref: 06S.247222**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup> December 2016.

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

### **Reasons and Considerations**

Having regard to the location of the site on residentially zoned lands in the current South Dublin County Development Plan 2016-2022, to the pattern of development in the area, and to the acceptable scale and design of the proposed dwelling, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property 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, 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:

The front garden and boundary treatment shall be revised to provide for a conventional front garden delineated by low walls and gates and soft landscaping for each dwelling, and accommodating a single off-street car

parking space for each dwelling , generally in accordance with the prevailing pattern of development in the area.

The gable elevation shall be finished in a light-coloured, durable, low-maintenance material (such as brick or rendered concrete panels)

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 protect the visual amenities of the area and of property in the vicinity.

3. De-exempt house extension: Reason: to protect the amenities of adjoining property given the topography of the area and the constrained nature of the site.

4. Prior to commencement of development – developer to submit a method statement by appropriately qualified engineer detailing protection and access arrangements for the foul sewer running under the proposed dwelling, both during construction and post-construction. Revised drgs etc.  
Reason: orderly development and public health.

5. 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.

6. 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.

7. Standard working hours

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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: 13<sup>th</sup> December 2016  
**Conall Boland**