



Board Direction

Ref: 06S.247974

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th, May 2017.

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 nature of the proposed development; its location, and the provisions of the current South Dublin County Development Plan 2016-2022, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and 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 on the 29th of November 2016, 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 interests of clarity

- 2 In relation to the proposed dwelling house, the external features and finishes shall match those of the existing adjoining dwelling in relation to colours and materials. The roof colour of the proposed house shall match that of the adjoining house and the colour of the ridge tile shall match that of the adjoining house

Reason: in the interests of orderly development and in the interests of visual amenity.

- 3 All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

- 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 Details relating to the provision of the vehicular access to serve the existing dwelling house and the proposed dwelling house and any alteration to the public kerb shall be agreed with the planning authority prior to the commencement of any development works on the site

Reason: In the interest of pedestrian and traffic safety.

- 6 The site shall be landscaped in accordance with an overall scheme of landscaping, details of which shall be submitted to the planning authority for written agreement, and such agreement obtained within two months of the date of this order. The scheme shall also include a timescale for its implementation.

Reason: In the interest of visual amenity.

- 7 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: 5th, May 2017
Paddy Keogh