



An
Bord
Pleanála

**Board Direction
PL06F.248412**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd November 2017.

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 location of the site in an area zoned for residential development in the Fingal County Development Plan 2017 to 2023, and to the existing pattern of residential development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenity of residential property in the vicinity or give rise to a hazard to traffic or pedestrians, and would accord with the objectives of the current County Development Plan. 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, as amended by the further plans and particulars lodged with the planning authority on the 10th day of February 2017, 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 Prior to commencement of development plans and particulars providing for the following matters shall be submitted to and agreed in writing with the planning authority;

(a) the incorporation into private gardens of the open space areas at the proposed access to Carrick Court.

(b) a revised tree planting scheme which shall ensure appropriate separation distances between proposed trees and proposed underground services.

(c) location of the on-site electricity cabinet on a hard surface.

Reason: In the interests of residential amenity.

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

Reason: In the interest of visual amenity.

- 4 The developer shall provide a pedestrian only access from the proposed development to Suncroft Avenue generally in accordance with the drawings submitted to the Planning Authority on 10th February 2017. Prior to commencement of development, detailed plans and particulars providing for this access shall be submitted to and agreed in writing with the planning authority, and pedestrian access shall be provided prior to the making available of the houses for occupation.

Reason: To improve permeability in the area in the interests of residential amenity.

- 5 Prior to commencement of development, detailed plans and particulars

in relation to the proposed vehicular/pedestrian entrance from Carrick Court shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of traffic safety and residential amenity.

- 6 All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

- 7 Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

- 8 All rear gardens shall be bounded with 1.8 metre high concrete block walls, suitably capped and rendered, on both sides. The proposed 1.8 metre high timber fences with concrete posts shall not be used.

Reason: In the interests of clarity, and residential and visual amenity.

- 9 The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs shall be in accordance with the detailed standards of the planning authority for such works.

Reason: In the interests of amenity and of traffic and pedestrian safety.

- 10 **Insert 'Naming'**

- 11 Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in

accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interests of sustainable waste management.

12 **Insert ‘CMP1’ as Condition 12**

13 **Insert ‘Part V’**

14 **Insert ‘Security 1’**

15 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

Date: 24th November 2017

John Connolly