



An
Bord
Pleanála

Board Direction

PL29N.248581

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th September 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

1. Having regard to the zoning: Z1 to protect, provide and improve residential amenity, and to the facilitation of dwellings in side gardens of suitable sites, subject to safeguards in relation to the existing character of the area, as set out in the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the following conditions, the proposed development would not adversely impact on the character of the area or visual or residential amenities or traffic safety and would 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. Vehicular access to the proposed development shall be provided only from the entrance from Shanowen Road. Revised proposals showing pedestrian access only to the proposed development from Shanowen Avenue and showing landscaping proposals for the area to the front of the proposed dwelling (shown on the site layout as dedicated to the proposed dwelling) in lieu of the hard surface existing in this area, shall be submitted for the written agreement of the planning authority, prior to commencement of development.

Reason: In the interest of orderly development and traffic safety.

3. The development hereby permitted is the erection of a dwelling at the side of the existing dwelling at No. 23 Shanowen Ave, Santry, Dublin 9 and the placement of a window in the rear elevation of No. 23, and does not include any internal alterations to the layout of No. 23.

Reason: In the interest of clarity.

4. Water supply and drainage arrangements, including the attenuation and 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. Site development and building works shall be carried only out between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. A proposal for house numbering shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of urban legibility.

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: 8th September 2017

Maria FitzGerald