



An  
Bord  
Pleanála

**Board Direction  
PL248716.**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup> 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 Z1 zoning provision of the Dublin City Development Plan 2016-2022, to protect, provide and improve residential amenities and the location of the proposed development with access onto a public laneway and in proximity to public transport corridors, it is considered that subject to compliance with the conditions set out below the proposed development would increase residential density in an area of relatively low density with a high level of accessibility and service provision, would not seriously injure the visual or residential amenities of properties in the vicinity and would not cause traffic congestion or compromise traffic safety. 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 submitted on the 18th day of July 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. 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 and sustainable development.

3. The first floor bathroom window shall be permanently fitted with opaque glazing, and shall be only capable of being opened above at least 1.8m over the finished floor level.

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

4. The roof areas shall not be used as outdoor amenity areas.

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

5. A screen shall be provided at the proposed first floor bedroom window in accordance with the details provided to the Board on the 18th day of July 2017 and subject to further details of materials and colour which shall be agreed in writing with the planning authority prior to commencement.

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

6. Any gates shall open inwards, towards the site rather than towards the laneway.

**Reason:** In the interest of orderly development

7. 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 amenities of property in the vicinity.

8. During the construction and demolition phases, the proposed development shall comply with British Standard 5228 – Noise Control on Construction and open sites Part 1.

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

9. Naming and numbering of the proposed dwelling shall be subject to the prior written agreement of the planning authority.

**Reason:** In the interest of orderly development.

10. 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. The application of any indexation required by this condition 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.

**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: 20<sup>th</sup> November 2017**

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Maria FitzGerald