



An  
Bord  
Pleanála

**Board Direction  
PL06D.248822**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on December 19<sup>th</sup> 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 nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the Dún Laoghaire-Rathdown 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 amenities of property in the vicinity and would not be out of character with the area. 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 materials and colour of the finishes to be used on the external walls shall be subject of agreement with the planning authority. Samples shall be submitted or erected on site prior to commencement of development.

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

3. The first floor en-suite window to the proposed side extension shall be fitted with manufactured opaque or frosted glass, which shall be permanently maintained.

**Reason:** In the interest of protecting the residential amenities of adjoining property.

4. Prior to the commencement of development, the applicant shall submit for the written agreement of the planning authority a revised rear elevation which clearly shows the set back of the first floor extension.

**Reason:** In the interest of clarity, and as the submitted rear elevation is unclear.

5. 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 the environment.

6. 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.

**Note:** In dealing with this appeal, the Board considered all of the submissions made to an Bord Pleanála, including those submitted by the appellants on the 11<sup>th</sup> day of October 2017 (which had not been referred to in the Inspector's report).

*[Please issue a copy of this Direction with the Board order.]*

**Board Member**

**Date:** 19<sup>th</sup> December 2017

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Philip Jones