



An  
Bord  
Pleanála

**Board Direction**  
**PL 29N.248861**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</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 residential land-use zoning objective relating to the site, the pattern of development in the area, the size of the site, the design of the proposed additional dwelling and the policies of the Dublin City Development Plan in relation to infill housing, it is considered that the proposed development subject to compliance with conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

#### **1.0 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 the 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.
  - a) Prior to commencement of development, revised drgs incorporating the following changes for PA agreement:
  - b) The first floor bathroom window on the rear elevation shall incorporate obscure glass.
  - c) The internal layout of the development shall be amended so as to ensure that bedroom no. 2 shall incorporate minimum internal dimensions of at least 13 square metres.
  - d) Details of the articulation of the new dwelling with the gable of the existing dwelling at roof level and including the position of the proposed rooflight to serve the stairwell of the exiting dwelling.
  - e) The new driveway entrance to no. 2 Beechlawn Green shall be 2.5 metres in width and shall not incorporate outward opening gates.
  - f) The modified access to serve the new dwelling from Beechlawn Grove shall be 2.6 metres in width and shall not have outward opening gates

**Reason:** To provide a satisfactory standard of development, to protect residential amenity, in the interests of visual amenity and in the interests of traffic safety.

3. 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. In this regard, revised details of the proposed soakaway shall be submitted demonstrating compliance with the requirements of

BRE Digest 365 PA agreement (standardise).

**Reason:** In the interest of public health and orderly development.

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

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

5. The works required to implement the proposed development shall only be carried out between the hours of

Monday to Friday 8 a.m. to 6 p.m.

Saturday 8 a.m. to 2 p.m. and

not at all on Sundays or Public Holidays.

Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council.

**Reason:** In the interests of residential amenity

6. Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations, 2001, as amended, no extensions, garages, stores, offices or similar structures shall be erected without a prior grant of planning permission.

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

7. The numbering/naming of the dwelling unit shall be agreed with the planning authority in writing prior to the commencement of development.

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

8. The developer shall pay to the planning authority a financial contribution of €9,504 (nine thousand five hundred and four euro) 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.

Note: section 34(13) note to issue in cover letter.

**Board Member**

**Date:** 2<sup>nd</sup> November 2017

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Conall Boland