



An
Bord
Pleanála

Board Direction
PL06F.249121

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2018.

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

The proposed development is located in an area zoned to provide for residential development and protect and improve residential amenity in the Fingal County Development Plan 2017 to 2023. Having regard to the modest scale of the proposed development, the pattern of development in the area and subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the residential amenity of property in the vicinity, would not detract from the character and setting of the Protected Structure and the Architectural Conservation Area and would not give rise to a traffic hazard. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Having regard to the Appropriate Assessment Screening Report submitted with the application, the report of the Inspector, the nature, scale and location of the proposed development, the Board is satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have significant effects on European Sites in view of their conservation objectives. In this

regard, the Board concurred with and adopted the Planning Inspector's conclusions in respect of Appropriate Assessment Screening.

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 7th 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.

3. The access to Station Road and the provision of two car parking spaces shall be as set out in "Option A" drawing number AI-1001 submitted to the planning authority 7th day of July 2017. The existing entrance to Station Road shall be retained *in situ* as a pedestrian only access to the proposed dwelling.

Prior to the commencement of development, a revised boundary plan showing the following shall be submitted to and agreed in writing with the planning authority:

- a. One vehicular opening along the shared accessway to serve the individual dwelling.

- b. A crenelated boundary wall to the same height and form as the existing along with any associated piers connecting with the front wall and extending from Station Road to turn the corners of the shared accessway, down the length of driveway on both sides as far as the vehicular openings to serve the proposed dwelling and No. 17 Station Road.

Reason: In the interest of traffic safety.

4. 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.

5. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interests of visual and residential amenity.

6. Proposals for a house numbering scheme 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 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 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: 9th February 2018

Maria FitzGerald