



An  
Bord  
Pleanála

**Board Direction**  
**BD-000620-18**  
**ABP-301100-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2018.

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**

Having regard to the Z1 zoning objective relating to the site and the size and scale of the development it is considered that subject to conditions set out below the proposed development 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. 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. Proposed development shall incorporate the following amendments:

- (a) The opaque screens along the garden boundary at the south-eastern corner of the site shall be omitted.
- (b) The first-floor bedroom window facing eastwards onto the private lane serving the largest bedroom at first floor level shall be omitted.
- (c) The existing vehicular entrance shall be widened to a maximum of 3.5 metres in width and the remaining front boundary shall match the existing wall and railing boundary in height, materials and finish.

Details indicating the above changes shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To protect adjoining privacy and amenity.

3. Following arrangements shall be incorporated with regard to the vehicular entrance.

- (a) The vehicular access shall not have outward opening gates.
- (b) Footpath and kerb is to be dished and widened at the entrance in accordance with the requirements of the Area Engineer, Road Maintenance Department.
- (c) All costs incurred by Dublin City Council include any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

**Reason:** To ensure a satisfactory standard of development in the interest of public safety.

4. r 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. The external finishes of the proposed extension including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

6. Site development and building works shall be carried out only between the hours of 7 a.m. to 6 p.m. hours Mondays to Fridays inclusive, between 8 a.m. to 2 p.m. 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.

- 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:** 03/07/2018

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Paul Hyde