



An
Bord
Pleanála

Board Direction
BD-000694-18
ABP-301103-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th July, 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 nature, scale and location of the development proposed, it is considered that proposed development would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z1 '*To protect, provide for an improve residential amenities*', and would be in accordance with the proper planning and sustainable development of the area, subject to compliance with conditions set out below.

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. Prior to the commencement of development, the applicant shall submit revised details and drawings, for the written agreement of the planning authority, showing all bedrooms with a minimum floor area of at least 7.1-sq.m and at least 1 no. bedroom with a minimum floor area of at least 13-sq.m.

Reason: In the interest of development standards

3. Prior to the commencement of development, the applicant shall submit revised details and drawings, for the written agreement of the planning authority, showing:
 - (a) A pedestrian entrance, only, provided to the front site boundary, the width and design of which shall match, in so far as is practicable, that of the existing entrance to the front of no.8 Great Western Avenue.
 - (b) Minimising, as much as is practicable, of the proposed gap between the southern end of the proposed dwelling and the northern end of the neighbouring dwelling, no.7 Great Western Avenue, as viewed from the front and rear elevations.
 - (c) The details of materials, colours and textures, including samples, of all external finishes to the front elevation and roof of the dwelling.

Reason: In the interest of visual amenity.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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: To safeguard the [residential] amenities of property in the vicinity

6. **Standard ABP Section 48 financial contribution.**

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.

7. **Standard ABP Section 49 financial contribution in respect of the Luas Cross City 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 Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

Board Member

Date: 17/07/2018

Terry Ó Niadh