



An
Bord
Pleanála

Board Direction
BD-001198-18
ABP-301754-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 26th 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 comprises an amended house on a site which has an established residential use and is zoned for residential development in the Dun Laoghaire Rathdown County Development Plan 2016-2022. It is considered that the proposed development, subject to compliance with the conditions set out below, would not endanger public safety by reason of traffic hazard, would not seriously injure the amenities of nearby residential properties, and would comply with the provisions of the County Development Plan. The proposed development would, therefore, be in accordance and 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 as amended by the further plans and particulars submitted on the 5th day of April 2018 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. Traffic calming works to the public road (Grove Avenue) shall be carried out, at the developer's entire expense. These works shall involve an increased footpath width, and "sleeping policeman" type ramps, together with relocation of an existing lamp-post outside "Judeville", generally as indicated on drawings submitted to An Bord Pleanála as part of the appeal on the 29th day of May 2018, so as to achieve a design speed along Grove Avenue of 30 k/ph., to details to be submitted to and agreed in writing with, the planning authority prior to commencement of development. The works, as agreed, shall be carried out to standards to enable those works to be taken in charge by the local authority. The works in question shall be carried out, under licence by the local authority, and shall be completed, to the written satisfaction of the planning authority, prior to the carrying out of any construction works on the proposed development.

Reason: In the interest of traffic and pedestrian safety, and as the existing sightlines at the location of the proposed access would be substandard in the absence of the carrying out of these works.

3. Two no. car parking spaces shall be provided within the site. The location and layout of these spaces shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: To ensure adequate off-street parking provision is available to serve the proposed development.

4. The existing front boundary fence shall be retained except to the extent that its removal is necessary to provide for the shared pedestrian/vehicular entrance to the site. This entrance shall have a maximum width of 3m. Prior to commencement of development plans and particulars providing for the foregoing shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

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.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

6. 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. The roof shall be blue black or slate grey in colour only, including ridge tiles.

Reason: In the interest of visual amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 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.

8. 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. 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 the Board to determine the proper application of the terms of the Scheme.

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.

Board Member

Date: 26th September 2018

Philip Jones