



An  
Bord  
Pleanála

**Board Direction**  
**BD-001641-18**  
**ABP-301972-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/11/2018.

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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the zoning of the site for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance 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, 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.
  - a) The footpath in front of the proposed widened vehicular entrance shall be dished and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks / chamber covers and all to the satisfaction of the appropriate utility company and the Planning Authority. Details shall be agreed in writing with the DLRCC Road Maintenance & Roads Control Sections.
  - b) The Applicants shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property(s) as a result of the site construction works and repair any damage to the public road arising from carrying out the works.

**Reason:** In the interest of traffic and pedestrian safety.

3. A suitably qualified Structural Engineer shall be appointed by the developer to oversee the site set-up and construction of the proposed development and to ensure that the drainage pipe to the rear of the existing dwelling shall be above the foundation loads and that new points of access are provided to the drainage line in the applicants garden. Details shall be agreed in writing with the Planning Authority prior to commencement of work on site.

**Reason:** In the interest of public health.

4. The existing dwelling and proposed extension shall jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity and in order to comply with the objectives of the current Development Plan for the area.

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.

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

6. 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.

7. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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:** In order to safeguard the residential amenities of adjoining property in the vicinity.

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

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

**Board Member**

**Date:** 14/11/2018

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Terry Prendergast

Note:

The Board decided not to include the Inspector's recommended condition no. 3 in relation to the height of the flue, as this is a matter governed by another code.