



An  
Bord  
Pleanála

**Board Direction**  
**BD-001865-18**  
**ABP-302657-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2018.

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 zoning of the site for residential development, the planning history of the wider site of no. 24 Glenpark Close, to the revised car-parking layout submitted to An Bord Pleanála, and the mitigation measures put forward to deal with traffic noise; it is considered that the proposed development, subject to compliance with the conditions set out below, would not be detrimental to the residential amenities of future occupants and of the area, would not be prejudicial to public health, would be in accordance with the ppsd 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 further plans and particulars received by An Bord Pleanála on the 27<sup>th</sup> day of September 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 the commencement of development, and the development shall be completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Car-parking arrangements for the proposed house, and for the permitted houses at Sites A & B (within the former side garden curtilage of no. 24 Glenpark Close), shall be in accordance with Drg. no. GAL-200, received by An Bord Pleanála on the 27<sup>th</sup> day of September 2018.

**Reason:** In the interest of clarity, traffic safety, orderly development and the proper planning and sustainable development of the area.

3. The internal noise levels, when measured at any windows of the proposed house, shall not exceed:
  - (a) 35dB(A) $L_{Aeq}$  during the period 07.00-23.00 hours, and
  - (b) 30dB(A) $L_{Aeq}$  at any other time.

A scheme of noise mitigation measures, in order to achieve these levels, shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. These agreed measures shall be implemented before the proposed dwelling is made available for occupation.

**Reason:** In the interest of public health and residential amenity.

4. A 1.8m high wall, capped and plastered on both sides, shall be erected along the full length of the boundary with House B.

**Reason:** In order to preserve the residential amenities of the future occupants of both House B and House C.

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 and services. In particular, on-site surface water attenuation provisions shall be installed, to the standard of the planning authority's Sustainable Drainage System standards (SuDS). Revised proposals, to comply with this requirement, shall be submitted to

the planning authority, and written agreement obtained, for such necessary works, prior to first occupation of the dwelling-house.

**Reason:** In the interest of public health and to avoid flooding.

6. 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.

7. The existing garage within the curtilage of the site shall only be used for purposes incidental to the enjoyment of the dwelling house on Site C, and shall not be used for any commercial purpose whatever; save with a prior grant of planning permission.

**Reason:** In the interest of the residential amenities of future occupants of the house, and the amenities of those residents whose rear gardens abut the site.

8. A numbering system shall be submitted for the written agreement of the planning authority.

**Reason:** In the interest of orderly development.

9. The existing concrete block wall along the entire length of the northern boundary of the site, (approximately 40m in length), shall be raised in height, so that it equals the finished eaves height of the proposed house on Site C.

**Reason:** To provide additional noise screening for future occupants, in the interest of residential amenity and public health.

10. The external finishes of the proposed house (walls and roof), shall match the external finishes of House A within the former curtilage of no. 24 Glenpark Close.

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

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 first occupation of the house, 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, 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:** 05/12/2018

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Terry Prendergast