



An
Bord
Pleanála

Board Direction
BD-002261-19
ABP-302767-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2019.

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 residential conservation zoning objective relating to the site which permits residential development, it is considered that subject to conditions set out below the proposed development would not seriously injure the amenities of the area or 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. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 23rd day of August, 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions required 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. Details of the materials, colours and textures of all external finishes to the proposed dwelling shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the 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.

4. A footpath shall be provided along the front of the dwelling house the cost of which shall be at the expense of the developer. Details of the proposed footpath shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of pedestrian safety.

5. Site development works and construction works shall be carried out in such a manner to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

6. All recommendations set out in the ecological impact assessment submitted with the additional information received by the planning authority on 23rd day of August, 2018 are to be fully implemented to the satisfaction of the planning authority.

Reason: To preserve the biodiversity of the area.

7. Prior to the commencement of development and on the appointment of a contractor, a construction management plan shall be submitted to the planning authority for written agreement. The plan shall provide details of intended construction practice for the development including traffic management, hours of working, noise management measures and off-site disposal of construction and demolition waste.

Reason: In the interest of orderly development.

8. Details of cycle parking to be provided off-site shall be subject of written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of sustainable transport.

9. All costs incurred by Dublin City Council including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

Reason: In the interest of the proper planning and sustainable development of the area.

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

11. **Standard ABP Financial Contribution Condition**

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.

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

Board Member

Date: 31/01/2019

Terry Ó Niadh