



An
Bord
Pleanála

Board Direction
BD-002033-18
ABP-302824-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2018.

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 Dublin City Development Plan 2016-2022 according to which the site location is subject to zoning objective Z1 which is "*to protect, provide for and improve residential amenities*", and to its policies and objectives set out in section 12.5.1 and 16.2.1, for infill development in historic residential areas; to the established pattern, scale and historic architectural character of the development in the area, to the site configuration, particularly the setback of the proposed dwelling behind the narrow site frontage at the junction between Nos 48 and 49 Reuben Avenue, it is considered that the proposed, would not seriously injure the established architectural character, the visual or residential amenities of the area and would therefore, be in accordance with the proper planning and development of the area.

Conditions

1. The development shall be in accordance with the plans and particulars lodged with the application and by the further plans and particulars lodged with the planning authority on 6th 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 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 materials, colours and textures of all external finishes 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 Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 hrs and 1400 hrs on Saturdays only. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of the residential amenities of the area.

- 4 Drainage and water supply arrangements, including the disposal of surface water shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

- 5 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, as amended. The contribution shall be paid prior to 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

An Bord Pleanála 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: 21/12/2018

Stephen Bohan