



An  
Bord  
Pleanála

**Board Direction**  
**BD-002479-19**  
**ABP-302839-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2019.

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 zoning objective for the area as set out in the current Dublin City Development Plan 2016-2022, the recent planning history for the area, the nature, extent, design and layout of the proposal, and to the existing pattern of development of the area, it is considered that the proposed development would not be injurious to the residential amenities of property in the vicinity and would 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 further plans and particulars submitted to the planning authority by way of additional information on 7<sup>th</sup> day of September 2018, except as may otherwise be required 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 carried out and completed in accordance with the agreed particulars.

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

2. Before development commences details of the following matters shall be submitted to and agreed in writing with the planning authority:
  - Materials, colours and textures of all external finishes
  - Water supply and drainage arrangements
  - Construction Management Plan, including details of construction traffic management, hours of working, noise management measures and off-site disposal of construction waste
  - Revised flood risk assessment carried out to the requirements of the planning authority

**Reason:** In the interests of visual and residential amenity, orderly development and the proper planning and sustainable development of the area.

3. Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, no extensions, garages, stores, offices or similar structures, shall be erected without the prior grant of planning permission.

**Reason:** In the interests of residential amenity and in order to ensure sufficient private open space be retained for the occupants of the proposed dwelling.

4. There shall be no vehicular access to the site as part of this development.

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

5. The 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:** 01/03/2019

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Michelle Fagan