



An
Bord
Pleanála

Board Direction
BD-004041-19
ABP-304302-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

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 design and layout of the proposed dwelling within an established urban area on a site zoned for the protection of residential amenities, it is considered that the proposed development would be in accordance with policies to protect and enhance the Monkstown Architectural Conservation Area, and would not detract from the setting of a Protected Structure, or otherwise seriously injure the residential and 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 as amended by the further plans and particulars received by An Bord Pleanála on the 27th day of May, 2019, 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. Prior to the commencement of development, the developer shall agree with the planning authority all details for the removal and replacement of the street tree, utility pole, pay and display parking space, and all details for the construction of the new entrance and dished footpath.

Reason: In the interest of orderly development.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling and boundary elements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. 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.

5. The applicant or developer shall enter into water and/or waste water connection agreement with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

6. The dwelling shall be occupied as a single residential unit.

Reason: To restrict the use of the extension in the interest of residential amenity.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of

development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

8. Excavations in preparation for foundations and drainage, and all works above ground level in the immediate vicinity of the mature trees to the south of the site within the grounds of Albany Lodge, shall be carried out under the supervision of a specialist arborist, a manner that will ensure that all major roots are protected and all branches are retained.

Reason: To ensure that the trees are not damaged or otherwise adversely affected by building operations.

9. S48 Unspecified..
10. The developer shall pay the sum of €500.00 (five hundred euro) (updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office), to the planning authority as a special contribution under section 48 (2)(c) of the Planning and Development Act 2000, in respect of providing a new street tree on Albany Avenue. This contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate. The application of indexation required by this condition 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.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Board Member

Date: 17/09/2019

Paul Hyde