



An
Bord
Pleanála

Board Direction
BD-004493-19
ABP-305292-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/11/2019.

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 site's location on serviced urban land, the nature and scale of the proposed development and the pattern of existing and permitted residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide a satisfactory level of residential amenity for the occupants of the proposed dwelling, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not pose a risk to pedestrian and traffic safety. 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, except as may otherwise be required in order to comply with the following conditions.
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development shall be amended to include</p> <p>a) a main bedroom of at least 13 m² and at least 3 m² of storage space within the dwelling, in accordance with the relevant Ministerial Guidelines.</p> <p>b) a car parking space with a width of 3 metres and a depth of 5 metres</p> <p>Revised drawings demonstrating compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interests of residential amenity.</p>
3.	<p>A boundary wall of 2 metres in height above ground level shall be constructed between the proposed dwelling and the remaining rear garden area of No. 19 Kilbarrack Road. The wall shall be constructed in concrete block, and shall be capped, and rendered on both sides in a finish that matches the external finish of the dwellings.</p> <p>Reason: In the interest of residential and visual amenity.</p>
4.	<p>A naming/numbering scheme for the dwelling shall be submitted to and agreed in writing with the planning authority prior to the occupation of the dwelling.</p> <p>Reason: in the interest of orderly street numbering.</p>
5.	<p>Footpaths shall be dished at the road junction in accordance with the requirements of the planning authority. Details regarding the removal/relocation of trees/bollards in the vicinity of the vehicular access shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p>

	<p>Reason: In the interest of pedestrian safety.</p>
6.	<p>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.</p> <p>Reason: In the interest of public health.</p>
7.	<p>Prior to the commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>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 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 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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Development Contribution Scheme made under Section 48 of the Act be applied to the permission.
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Board Member

Date: 12/11/2019

Maria FitzGerald