



An  
Bord  
Pleanála

**Board Direction**  
**BD-005201-20**  
**ABP-305426-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2020.

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**

The proposed development is located in the settlement of Donabate where the objectives of the planning authority as set out in the Fingal Development Plan are to provide for residential development and to encourage sensitively designed residential extensions provided that negative impact on the environment, the area and adjoining properties is avoided. It is considered that, subject to the following conditions, the proposed extension would not negatively impact on the visual amenity of the area, the residential amenities of adjoining properties, or the amenities of the subject property; would improve the residential accommodation on the subject site; and would accordingly 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.

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. The east facing roof windows shall be glazed in obscured glazing.

**Reason:** In the interest of residential amenity.

3. Drainage arrangements for 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.

4. 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:** 20/02/2020

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Michelle Fagan