



An
Bord
Pleanála

Board Direction
BD-005858-20
ABP-306149-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2020.

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

Having regard to the Z1 zoning objective pertaining to the site, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would not be prejudicial to public health or surrounding ecology and would generally be acceptable in terms of traffic safety and convenience. The proposed development will 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 plans and particulars received by Dublin City Council on 22nd day of October, 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 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. The external finishes to the proposed dwelling including colours, materials and textures shall be agreed with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

3. The developer shall comply with the following requirements of the Transportation Planning Division of Dublin City Council.
 - (a) Prior to commencement of development, and on the appointment of the main contractor, a construction management plan shall be submitted to the planning authority for written agreement. This plan shall provide details of attendant construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.
 - (b) Driveway entrances shall not have outward opening gates.
 - (c) Footpath and kerb to the front of the new entrance shall be dished and in accordance with the requirements of the Area Engineer Roads Maintenance Department.

- (d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

Reason: In the interest of traffic safety.

- 4. Water supply and drainage arrangements including the attenuation of surface water shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public health.

- 5. The applicant or developer shall enter into a water and/or wastewater connection agreement with Irish Water prior to the commencement of development.

Reason: In the interest of public health.

- 6. The development shall be carried out in accordance with the lighting plan submitted as part of the additional information to the planning authority.

Reason: In the interest of amenity.

- 7. Tree protection measures including fencing shall be erected prior to any construction works commencing and must be in accordance with BS5837 (2012). Within a period of six months following the substantial completion and occupation of the proposed development, any planting which is damaged or dies shall be replaced with other of similar size and species.

Reason: In the interest of visual amenity.

- 8. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and

geotechnical investigations) relating to the proposed development,
and

(b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- (i) the nature and location of archaeological material on the site, and
- (ii) the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

9. Site development and building works shall be carried out only between the hours of 7.00 a.m. to 6 p.m. Monday to Friday, between 8.00 a.m. and 2 p.m. on Saturday and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

10 S48 Unspecified

Board Member

Date: 29/05/2020

Paul Hyde