



An
Bord
Pleanála

Board Direction
BD-006289-20
ABP-306806-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2020.

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 site's location on serviced urban lands, the policy and objective provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 in respect of residential development, the nature, scale and design of the proposed development, and the pattern of existing and permitted development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic and pedestrian safety. The proposed development and the development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1.	<p>The proposed development and the development to be retained shall be carried out and completed/retained 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.</p> <p>Reason: In the interest of clarity</p>
2.	<p>Save for amendments granted on foot of this permission, the development shall otherwise be carried out and completed in strict accordance with the terms and conditions of Planning Permission Reg. Ref. under D15A/0657 save as may be required by the other conditions attached hereto.</p> <p>Reason: In the interest of the proper planning and sustainable development of the area.</p>
3.	<p>Within three months of the date of this order, either</p> <p>(a) the layout of the master bedroom shall be amended so that it is in strict accordance with the terms and conditions of Planning Permission Reg. Ref. under D15A/0657 with respect the position of the en-suite bathroom, or</p> <p>(b) the rear window cill of the master bedroom shall be raised by one metre and the entire glazing of this window shall be obscured and revised drawings, demonstrating compliance with this condition, shall be submitted to the planning authority.</p> <p>Reason: In the interest of the residential amenity of adjoining property.</p>
4.	<p>a) Within three months of the date of this order, the applicant shall submit to, and agree in writing with, the planning authority a detailed boundary landscaping plan.</p> <p>b) The boundary landscaping plan shall be carried out within the first planting season following this decision. All planting shall be adequately</p>

	<p>protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with other of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In the interest of residential amenity.</p>
5.	<p>The applicant shall retain the professional services of a qualified Landscape Architect as Landscape Consultant throughout the life of the site development works and shall notify the planning authority of that appointment in writing. The developer shall engage the Landscape Consultant to procure, oversee and supervise the landscape contract for the implementation of the permitted landscape proposals. When all landscape works are inspected and completed to the satisfaction of the Landscape Consultant, they shall submit a Practical Completion Certificate (PPC) to the planning authority for written agreement, as verification that the approved landscape plans and specification have been fully implemented.</p> <p>Reason: To ensure full and verifiable implementation of the approved landscape design proposals for the permitted development, to the approved standards and specification.</p>
6.	<p>The roof area of the extensions shall not be used as a balcony, roof (terrace) garden or similar amenity area.</p> <p>Reason: In the interests of residential amenity.</p>
7.	<p>Within three months of the date of this order, the width of the vehicular entrance shall be reduced to a width of no more than 3.5 metres and revised drawings, demonstrating compliance with this condition, shall be submitted to the planning authority.</p> <p>Reason: In the interest of road safety.</p>
8.	<p>Drainage arrangements, including the attenuation and 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>

9.	<p>The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 to 1400 hours 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 adjoining property in the vicinity</p>
10.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.</p> <p>Reason: In the interest of sustainable waste management.</p>
11.	<p>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 the 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.</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: 20/08/2020

John Connolly