



An  
Bord  
Pleanála

**Board Direction**

**BD-006603-20**

**ABP-307613-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/09/2020.

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 for the site in the current Development Plan for the area and the design, scale and siting of the proposed development, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the residential amenities of the area or property in the vicinity, would provide adequate levels of private open space and would generally be acceptable in terms of traffic safety and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

#### **1.0 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 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. 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.

4. 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.

5. Site development and building works shall be carried out only between the hours of 7 a.m. to 6 p.m. Monday to Friday, between 8 a.m. and 2 p.m. on Saturday and not at all on Sundays and public holidays. Deviations 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.

6. A semi-mature tree shall be planted to compensate for the tree to be removed to provide access to the proposed dwellinghouse. The tree shall be planted in the front verge to Nos 3 and 4 Oak Park Grove unless otherwise agreed with the planning authority. Details of the species, size and location of the tree to be provided as compensation shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In order to screen the development and assimilate it into the surrounding landscape and in the interest of visual amenity.

7. 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:** 01/10/2020

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Terry Prendergast