



An  
Bord  
Pleanála

**Board Direction**  
**BD-006683-20**  
**ABP-307649-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and the nature of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development and the development to be retained would not undermine the vitality and viability of the Dolphin's Barn District Centre / Urban Village, would not seriously injure the amenities of the area or the property in the vicinity and would provide an acceptable level of residential accommodation. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 20th day of July, 2020, 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 within three months of the date of this order and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The existing dwelling and the converted area proposed as living/dining space shall be jointly occupied as a single residential unit only and the converted area shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the converted area and the dwelling in the interest of residential amenity.

3. Within three months of the date of the grant of permission the developer shall submit for the written agreement of the Planning Authority the following-
  - a. Revised drawings suitably scaled, showing the provision of the development in accordance with the appeal submission dated 20/07/2020.
  - b. A maximum of five bedrooms throughout the dwelling

**Reason:** In the interest of clarity and residential visual amenity.

4. 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.

**Reason:** In the interest of public health.

5. 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 within three months of the date of this order 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:** 09/10/2020

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Michelle Fagan