



An  
Bord  
Pleanála

**Board Direction**  
**BD-006938-20**  
**ABP-307808-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2020.

The Board decided to grant outline 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 Residential zoning objective for the site and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would 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.

### **Conditions**

1. This grant of outline permission is in respect of development as indicated in the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. No development is authorised on foot of this grant of outline permission and no development shall be undertaken until a grant of approval consequent on this outline permission is received.

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

2. This outline permission relates solely to the principle of the development on this site and plans and particulars to be lodged for permission consequent on this grant of outline permission shall include the following information and comply with the following requirements:

(i) Existing and finished ground levels and finished floor levels of the proposed and permitted units on the appeal site and adjoining site to the north east shall be clearly indicated on the Site Plan and in section drawings running north east – south west through the site.

(ii) Details of the design scale and height of the proposed dwelling including proposals to protect the privacy and amenity of existing adjacent properties.

(iii) The permitted dwelling on the site shall be a storey and a half design with a maximum height of 7.5 metres above finished ground level in that part of the site.

(iii) A detailed landscaping and boundary treatment plan for the entire site.

(iv) Details of the treatment of the boundary between the appeal site and the site to the north west in the ownership of the first party) and that to the south east, including details of any retaining structures shall be submitted.

**Reason:** In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

3. All surface water runoff from roofs, driveways and paved areas shall be collected and disposed of within the site. No surface water runoff shall be discharged to the public sewer, to the public road or to adjoining properties.

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

4. No development shall take place until the developer has entered into water and waste water connection agreements with Irish Water.

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

5. No development on foot of any permission granted consequent on this outline permission shall be undertaken until such time as the developer has paid 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:** 13/11/2020

---

Michelle Fagan