



An  
Bord  
Pleanála

**Board Direction**  
**BD-007855-21**  
**ABP-309181-21**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2021.

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**

The proposed additional dwelling, on an infill site in an established, centrally located residential area where public transport and a range of services are within walking distance and where infrastructural facilities are available, would provide future residents with an acceptable level of residential amenity, would not detract from the character of the area, would not depreciate the value of property in the vicinity or the residential amenities of adjoining residents, would comply with the residential standards and zoning objectives of the Fingal Development Plan 2017-2023 and would, therefore, subject to compliance with the conditions set out below, 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 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.

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

2. Water supply and drainage arrangements, including the [attenuation and] 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

3. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water

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

4. Prior to commencement of development, the developer shall liaise with ESB Networks and shall comply with any requirements in relation to the overhead system which traverses the site.

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

5. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

**Reason:** In the interest of orderly development and the visual amenities of the area.

6. a) The boundary wall between the two parking areas shall not exceed a maximum height of 900mm.
- b) No objects, structures or landscaping shall be placed or installed within the visibility triangle exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility envelopes.
- c) The footpath and kerb shall be dished at the developer's expense to the satisfaction of the Planning Authority.
- d) All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

**Reason:** In the interest of orderly development and the traffic safety.

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:** 09/04/2021

---

Michelle Fagan