

An
Bord
Pleanála

Board Direction
BD-008525-21
ABP-309537-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

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

Having regard to the South Dublin County Council Development Plan, 2016-2022 according to which the site is located within an area subject to the zoning objective, RES: 'to protect and or improve the residential amenity' it is considered that subject to compliance with the conditions set out below, the proposed development would not would be prejudicial to public health, would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area, and would 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, as amended by the further plans and particulars lodged on 11th September, 2020 and on 4th January, 2021 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.

- Water supply and drainage arrangements, including the attenuation and disposal of surface water and mitigation measures against flood risk including in the basement area, shall comply with the requirements of the planning authority for such works and services. In this regard, the applicant shall provide for and adhere to the following requirements to the satisfaction of the planning authority which shall include the following, full details of which shall be submitted and agreed with the planning authority in writing:
 - Arrangements for inspection and review on site by a representative of the Environmental Services Department (Water Services Section) for review of the protective works for the existing 225 mm diameter sewer traversing the site.
 - Arrangements for the CCTV survey of the 225 mm diameter sewer in order to provide confirmation that it has not been damaged during construction and that it is in good condition and operational at completion of development.
 - Full details of an overflow connection, to the public surface water sewer for the proposed soakaway in the rear garden.

Reason: In the interest of public health, public safety and clarity.

2. The developer shall enter into water supply and wastewater connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

3. The house and the extension shall be occupied as a single dwelling unit and shall not be subdivided or used for commercial purposes the extension shall

not be should be let, leased or otherwise transferred save as part of the single dwelling unit.

Reason: In the interest of residential amenities

4. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

Reason: In the interest of visual amenity.

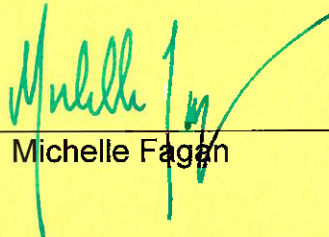
5. Site development and building works shall be carried only out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. 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



Michelle Fagan

Date: 14/06/2021