

An  
Bord  
Pleanála

**Board Direction**  
**BD-008957-21**  
**ABP-310134-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2021.

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 application site is located in an area zoned for residential development in the Dun Laoghaire Rathdown County Development Plan 2016- 2022. Having regard to the planning history of the site, the modest scale of the proposed development, its orientation relative to and separation distance from houses on Proby Square, and subject to compliance with the conditions set out below it is considered that the proposed development would not seriously injure the amenity of adjoining property by reason of overshadowing or overlooking, would be acceptable in terms of traffic safety and convenience and would otherwise accord with the provisions of the current County Development Plan and the proper planning and sustainable development of the area.

### **Conditions**

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| 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.<br>Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning |
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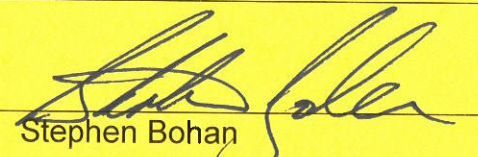


	<p>authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity</p>
2.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.</p> <p><b>Reason:</b> In the interest of public health.</p>
3.	<p>The developer shall enter into water supply and wastewater connection agreements with Irish Water.</p> <p><b>Reason:</b> In the interests of public health.</p>
4.	<p>The external finishes of the proposed development shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
5.	<p>Site development and building works shall be carried out only between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
6.	<p>All screen walls shall be 2 metres in height above ground level, constructed in brick or concrete block (which may be agreed in writing with the planning authority), and shall be capped, and rendered on both sides in a finish that matches the external finish of the proposed mews house.</p> <p><b>Reason:</b> In the interests of residential and visual amenity.</p>
7.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.</p>



	<b>Reason:</b> In the interests of public safety and residential amenity.
8.	<p>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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000 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.</p>

Board Member

  
 Stephen Bohan

Date: 19/08/2021



