



An  
Bord  
Pleanála

**Board Direction**  
**BD-009641-21**  
**ABP-310608-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2021.

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 Dublin City Development Plan, 2016-2022 according to which the site is located within an area subject to the zoning objective, Z2: to protect and/or improve the amenities of residential conservation areas. it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties by reason of overdevelopment, overbearing impact or overlooking or, the visual amenities and architectural character 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 with the An Bord Pleanála on 21st July, 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.

2. A two metres high block wall shall be erected either, on the inner side of the existing fencing on the rear garden party boundary with the adjoining property at No 10 Holyrood Park. Prior to the commencement of the development the developer shall submit a revised plan and elevation drawings, for the written agreement of the planning authority.

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

3. 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 and clarity.

4. 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.

5. 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. A light-coloured brick finish shall be used for the elevation to the northeast facing Oaklands Park.

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

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: 09/12/2021



