



**An  
Bord  
Pleanála**

**Board Direction  
BD-009609-21  
ABP-311103-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/12/2021.

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 modest scale of the development to the rear of the site, the pattern of development within the area, it is considered that, subject to compliance with the conditions set out below, the development would not adversely impact the residential amenities of neighbouring properties by reason of overbearing. The development proposals are in accordance with the underlying land use zoning objective pertaining to the site and with the policies and objectives of the current South Dublin County Council Development Plan in relation to extensions and alterations. The development is therefore, 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 on the 25<sup>th</sup> day of May 2021 to the Planning Authority, 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 The parapet roof profile of the rear extension shall not be permitted. Prior to the commencement of development, the following shall be submitted to, and agreed in writing with, the planning authority:

Details of a revised hipped roof feature for the extension whereby the eaves and ridge height shall be consistent with the existing established and permitted single storey rear kitchen extension on site.

**Reason:** In the interests of residential and visual amenity.

- 3 The 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 to ensure a proper standard of development.

- 4 Construction and demolition waste shall be managed in accordance with a construction traffic, waste, and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

- 5 Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 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 amenities of property in the vicinity.



6 The external finishes of the proposed extension shall be in accordance with the details as submitted to the Planning Authority on the 25<sup>th</sup> day of May 2021.

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

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



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Michelle Fagan

Date: 08/12/2021

