



An
Bord
Pleanála

Board Direction
BD-009634-21
ABP-311548-21

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 pattern of development in the area including front garden parking spaces and subject to the conditions set out below it is considered that the proposed development would not seriously injure the amenity of the area and would be in accordance with the Dublin City Development Plan and 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 received by An Bord Pleanála on the 1st October 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) The proposed car parking space shall be surfaced with a permeable finish.

(b) A boundary wall/fence and gates shall be constructed along the footpath and the footpath shall be dished.

Prior to commencement of development plans and particulars providing for these arrangements shall be submitted to, and agreed in writing, with the planning authority.

Reason: To avoid damage to a nearby tree and in the interest of the visual amenity of the area.

3. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of the dishing of the public footpath at the entrance to the permitted car parking space. The amount of the contribution 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 for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

Board Member


Michelle Fagan

Date: 09/12/2021