

An  
Bord  
Pleanála

**Board Direction**  
**BD-010446-22**  
**ABP-312075-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/04/2022.

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.

## **1.0 Reasons and Considerations**

Having regard to the policies and objectives of the Dublin City Development Plan, 2016-2022, including the Z1 residential zoning objective that applies to the site and the provisions regarding infill and back land development in sections 16.2.2.2, 16.10.8 and 16.10.10 of the plan, as well as to the pattern of development in the area, it is considered that the proposed development would be in keeping with the established character of the area, would provide a suitable standard of amenity for its occupants, would not seriously injure the amenities of property in the vicinity of the site, would not injure the architectural or natural heritage of the area and would not give rise to traffic hazard. Therefore, subject to compliance with the conditions set out below, the proposed development would be in keeping with the proper planning and sustainable development of the area.

## **2.0 Conditions**

- 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. 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 construction of the development shall be managed in accordance with a final Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The final plan shall be based on the preliminary plan submitted to the board on 5<sup>th</sup> January 2022 and shall provide details of intended construction practice for the development, including access and parking for vehicles, noise management measures and off-site disposal of construction/demolition waste. The hours of working shall be between 0700 and 1900 Monday to Friday and 0800 and 1400 on Saturday, unless the prior written agreement of the planning authority to works outside these hours has been obtained. The footpath across the entrance to the proposed development from Lullymore Terrace shall be repaired and reinstated to the satisfaction of the planning authority upon completion of the proposed development.

**Reason:** In the interests of public safety and residential amenity

3. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority details of the external materials and finishes of the permitted structures and of the landscaping and boundary treatment of the site.

**Reason:** In the interests of visual amenity

4. 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

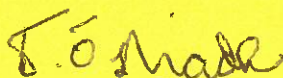


- 5 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.

**Plus:** ABP model Irish Water condition.

**Board Member**

  
Terry Ó Niadh

**Date:** 05/04/2022

