



An
Bord
Pleanála

Board Direction
BD-010465-22
ABP-312201-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2022.

The Board decided on a 2:1 vote to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, including the zoning objective which seeks to protect and/or improve residential amenity and policy RES4 which expresses support the densification of existing built-up areas and also having regard to the nature, scale and layout of the development proposed, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely impact on the residential amenities of the area, would be acceptable in terms of traffic safety, and would otherwise be in accordance with the orderly development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the scale of the development was acceptable in an urban in-fill context and both the existing and proposed house would be served by adequate private open space.

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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. (a) Screen walls/boundaries shall be provided along the side boundaries of the site between the existing house on site and the proposed house. The walls shall be 900mm above road level towards the front of the site and increase to a height of 1.8m above ground level adjacent to the proposed dwelling house along both site boundaries.
(b) Details of the layout, the materials and the external finishes of the the side screen walls shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of the construction of the dwelling.

Reason: In the interest of residential and visual amenity.

4. Water supply and drainage arrangements, including 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.

5. The applicant or developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

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

Patricia Calleary
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Date: 07/04/2022