



An  
Bord  
Pleanála

**Board Direction**  
**BD-010785-22**  
**ABP-312330-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2022.

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.

### **Reasons and Considerations**

Having regard to the residential zoning of the site as set out in the Fingal Development Plan, 2017-2023, the nature, design and orientation of the proposed development, the separation distances to adjoining property, it is considered that the proposed development would not seriously injure the visual and residential amenities of properties in the vicinity. The proposed development would, therefore, 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, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, the developer shall agree such details in writing prior
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	<p>to commencement of development and the development shall be carried out and completed, in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
3.	<p>a) All foul sewage and soiled water shall be discharged to the public foul sewer.</p> <p>b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system or soakpits.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>All bathroom/ensuite windows shall be fitted and permanently maintained with obscured glass.</p> <p><b>Reason:</b> In the interests of residential amenity.</p>
5.	<p>Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
6.	<p>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 the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to</p>

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

*Maria Fitzgerald*

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Maria FitzGerald

Date: 26/05/2022

