



An  
Bord  
Pleanála

**Board Direction**  
**BD-010555-22**  
**ABP-312395-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2022.

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.

#### **Reasons and Considerations**

Having regard to the infill nature of the application site, its location in an established residential area and the zoning of the site for residential development in the South Dublin County Development Plan 2016-2022, the availability of public piped services and vehicular and pedestrian access and subject to compliance with the conditions set out below it is considered that the proposed development would not seriously injure the amenity of property in the vicinity, would be in accordance with the provisions of the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities (2009), with the provisions of the current County 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 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. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.

**Reason:** In the interest of public health.

3. The developer shall enter into water and wastewater connection agreements with Irish Water.

**Reason:** In the interest of public health.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

**Reason:** in the interest of visual and residential amenity.

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. 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 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 the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 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:** 22/04/2022

