

An  
Bord  
Pleanála

**Board Direction**  
**BD-010869-22**  
**ABP-312625-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2022.

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**

- 1.1. Having regard to the provisions of the South Dublin County Development Plan 2016 – 2022, and the zoning of the site for residential purposes, to the location of the site in an established urban area within walking distance of public transport and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development, providing for a new house and the reinstatement of an existing unit, would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance 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 submitted on the 6 <sup>th</sup> of May 2021 and as amended by the further plans and particulars submitted on the 7 <sup>th</sup> of December 2021 to the Planning Authority, except as may
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	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The proposed development provides for the reinstatement of number 147 as a single residential unit and the provision of a new house, number 147A, to the side/ east of 147 Monalea Grove.</p> <p>(b) Bedrooms 3 and 4 of the proposed houses, number 147A at first floor level shall be fitted with windows in the eastern elevation, addressing the Ballycullen Road.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of clarity and residential amenity.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of the visual amenity.</p>
4.	<p>The proposed development shall be amended as follows:</p> <p>(a) A soak pit shall be provided in the rear garden of the new house – number 147A Monalea Grove.</p>



	<p>(b) All paving shall be permeable and shall comply with the requirements of the Planning Authority in relation to surface water drainage.</p> <p>(c) A suitable SuDS proposal shall be agreed with the Planning Authority and shall include water butts.</p> <p>(d) A greater area of soft landscaping, such as grass and or planting shall be provided to the front of the proposed new house. The boundary wall with the triangular area of public landscaping shall be replaced with a wooden fence that allows for surface water drainage between the site and this landscaping area.</p> <p>Revised drawings and full technical details showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of and residential amenity and clarity.</p>
5.	<p>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.</p> <p><b>Reason:</b> In the interest of public health.</p>
6.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional</p>

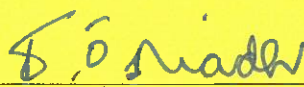
	<p>circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the amenities of property in the vicinity.</p>
8.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of amenities, public health and safety.</p>
9.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
10.	<p>All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.</p> <p><b>Reason:</b> In the interest of orderly development and the visual amenities of the area.</p>
11.	<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</p>



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



Terry Ó Niadh

Date: 14/06/2022

