

An
Bord
Pleanála

Board Direction
BD-013383-23
ABP-312629-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2023.

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 provisions of the South Dublin Development Plan 2022-2028, including the residential zoning for the site, and to the nature, design and layout of the proposed residential development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, would provide an acceptable standard of amenity for future residents and be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

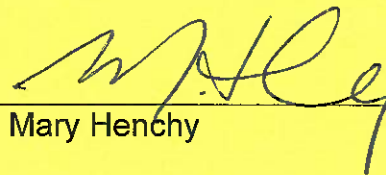
1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 3 rd February 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall
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	<p>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>Reason: In the interest of clarity.</p>
2.	<p>A privacy screen / louvres shall be provided along the western side of the proposed first-floor balcony to screen this private amenity space from public view. Revised drawings indicating the design shall be submitted to and agreed with the planning authority prior to the commencement of the development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed development, including boundary treatments, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the Planning Authority.</p> <p>Reason: In the interest of public health.</p>
5.	<p>The area between the boundary with Hillsbrook Drive and the proposed development shall not be subdivided between the two units it shall be used as a shared space serving both units. (Drawing Reference PA04, proposed floor plans, received by AN Bord Pleanala 3rd February 2022.)</p> <p>The following shall be submitted to the Planning Authority for written agreement prior to the commencement of development on site.</p> <p>(a) The number, layout, design and demarcation of the bicycle spaces / storage.</p> <p>(b) Vehicular access, lighting and parking arrangements.</p> <p>(c) Bin storage</p>

	<p>(d) Landscaping, including a planted privacy strip for the bedroom and kitchen windows at ground floor level.</p> <p>(e) Details of management arrangements for communal spaces.</p>
6.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.</p> <p>Reason: In the interest of public health.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 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 circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
8.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 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 developers 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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in</p>

	accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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Board Member


Mary Henchy

Date: 23/08/2023