

An
Bord
Pleanála

Board Direction
BD-011819-23
ABP-313038-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2023.

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 location of the proposed development in an area zoned for residential development in the Fingal County development Plan 2017-2023, the infill nature and scale of the development proposed and to the pattern of residential development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would provide for an adequate level of residential amenity for future occupants, would not seriously injure the amenities of the area or properties in the vicinity or give rise to traffic hazard and would be in accordance with the zoning objective for the area as set out in the current Fingal County Development Plan. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

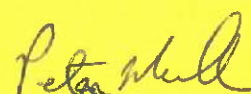
Conditions

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| 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 16 th day |
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	<p>of March, 2022, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>All glazing in the west (side) elevation shall be permanently glazed with opaque or obscured glass</p> <p>Reason: In the interest of visual amenity and residential amenity.</p>
3.	<p>External roof and wall finishes shall accord, in so far as practicable, with those of No. 72 Pinebrook Vale. 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.</p> <p>Reason: In the interest of visual amenity</p>
4.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
6.	<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 the commencement of development. This plan shall provide details of intended construction practice for the development including hours of operation, noise</p>

	<p>management measures and off-site disposal of construction / demolition wastes.</p> <p>Reason: In the interests of public safety and residential amenity.</p>
7.	<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 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.</p> <p>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.</p>

Board Member



Peter Mullan

Date: 24/02/2023

