

**An  
Bord  
Pleanála**

**Board Direction  
BD-011147-22  
ABP-313398-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/08/2022.

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 site location within an established residential area in Strandhill and to the design, footprint, height and form of the proposed development, it is considered that, subject to the compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining and surrounding properties, or the visual and natural amenities of the area and 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 lodged with the planning authority on the 28<sup>th</sup> day of February 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.

**Reason:** In the interest of clarity.

2. The developer shall provide for and adhere to the following in the development:

(a) Within the first planting season following commencement of construction, a mature evergreen hedge shall be planted along the rear boundary of the site which shall be maintained indefinitely and, within the first five years of planting, any diseased or failed plants shall be replaced.

(b) A solid timber fence to a height of 1.8 metres shall be erected along the east boundary, (between points A and B shown in Drawing, P1124 11 Rev A), submitted to the planning authority on the 28<sup>th</sup> day of February 2022, with the adjoining property on Buenos Aires Drive.

Prior to the commencement of the development, the developer shall submit and agree in writing, full details in plan and section drawings, of existing and proposed hedgerow planting, including all species.

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

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In the interest of protection of the amenities of the area.

4. 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.

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

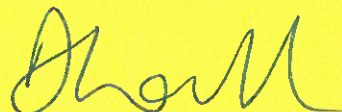
5. All external, colours and textures including roof materials shall match those of the existing dwelling.

**Reason:** In the interest of visual amenity.

6. 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.

**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**



Dave Walsh

**Date:** 23/08/2022

