

An  
Bord  
Pleanála

**Board Direction**  
**BD-014718-23**  
**ABP-313584-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2023.

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 pattern of development in the vicinity of the site and the provisions of the Fingal Development Plan 2023-2029, including the residential zoning objective for the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not materially affect the amenities of property in its vicinity, would not endanger public safety by reason of traffic hazard and would in general be consistent with the proper planning and development of the area.

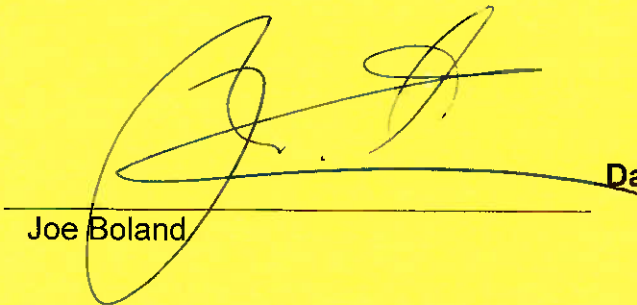
### **Conditions**

1.	<p>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 submitted on the 24<sup>th</sup> day 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><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The developer shall enter into water and wastewater connection agreements with Uisce Eireann.</p> <p><b>Reason:</b> In the interest of public health.</p>
3.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>Details of the external finishes of the proposed development 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 visual amenity.</p>
5.	<p>All bathroom/en-suite windows shall be fitted and permanently maintained with obscure glass. The use of film is not acceptable.</p> <p><b>Reason:</b> in the interests of residential amenity.</p>

6.	<p>The landscaping scheme shown on Drawing no. 21A07 PLA207 received by the planning authority on the 24<sup>th</sup> day of March 2022 shall be carried out within the first planting season following substantial completion of external construction works.</p> <p>Any plant failures shall be replaced within the following planting season until such time that the plantings become established.</p> <p><b>Reason:</b> in the interest of visual amenity.</p>
7.	<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. This plan shall, inter alia, include the following requirements.</p> <p>(i) Details of the limitations on the hours of operation.</p> <p>(ii) Details of all necessary measures to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads and the steps to be taken to remove any such spillage or deposit applicant's/developer's expense.</p> <p><b>Reason:</b> to protect the amenities of the area.</p>
8.	<p>All public services to the permitted development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site.</p> <p><b>Reason:</b> in the interest of amenity.</p>

9. 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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Joe Boland

Date: 29/11/2023