

An
Bord
Pleanála

Board Direction
BD-013020-23
ABP-313876-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/07/2023.

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

1.0 Reasons and Considerations

The proposed development is located in an area zoned 'Residential' with the objective to provide for residential development and protect and improve residential amenity in the Fingal County Development Plan 2023 – 2029. The proposed development comprises a domestic extension to an existing residential use and it is considered that, subject to compliance with the conditions out below, it would not give rise to overlooking or overshadowing of adjoining property and would, otherwise accord with the provisions of the County Development Plan and with the proper planning and sustainable development of the area.

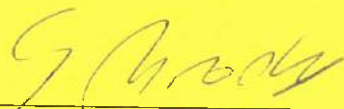
2.0 Conditions

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 29th day of April 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 flat roof at first floor level to the rear of the house shall not be used as amenity space and shall only be accessible for the purposes of emergency access and/or essential maintenance.</p> <p>Reason: In the interests of residential amenity and clarity.</p>
3.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: 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>Reason: In the interest of visual amenity.</p>
5.	<p>Site development and building works shall be carried out only between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

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. 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



Stephen Brophy

Date: 24/07/2023

