

An
Bord
Pleanála

Board Direction
BD-011973-23
ABP-315135-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2023.

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

- 1.1. Having regard to the provisions of South Dublin County Development Plan 2022-2028, the nature and scale of the proposed development and the prevailing pattern and character of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, or of property in the vicinity, and would provide an acceptable standard of amenity for future residents. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 Information date received 27 th September 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
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	<p>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 interests of clarity.</p>
2.	<p>The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>
3.	<p>The glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.</p> <p>Reason: In the interests of residential amenity.</p>
4.	<p>The external finish shall match the existing dwelling in respect of materials and colour.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
5.	<p>All soil and white wastewater pipes shall be contained within the site boundary and not oversail or overhang neighbouring property.</p> <p>Reason: In the interests of visual amenity.</p>
6.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site, including a CCTV survey of existing waste and surface water drains within the site, for the written agreement of the planning authority.</p> <p>Reason: To prevent flooding and in the interests of sustainable drainage.</p>
7.	<p>(a) All works, including separation distances between the existing Irish Water assets and proposed structures, shall comply with the Irish</p>

	<p>Water Standard Details and Codes of Practice for water and wastewater infrastructure.</p> <p>(b) Any proposal by the developer to build over or divert existing water or wastewater services shall be submitted to Irish Water prior to commencement of development for written agreement, and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of public health and to ensure adequate water/wastewater facilities.</p>
8.	<p>Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Note

In considering matters raised in relation to access to drainage connections, the Board noted the relevant provisions of section 34(13) of the Planning and Development Act 2000, as amended, whereby a person shall not be entitled solely by reason of a permission under this section to carry out any development.

Board Member



 Stephen Brophy

Date: 31/03/2023

