



An
Bord
Pleanála

Board Direction
BD-015126-24
ABP-315454-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2024.

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 grounds of appeal, the observations of third parties, the residential zoning objective and the policy framework provided by the Dublin City Development Plan 2022-2028 for residential development, including the compact growth requirement to provide more homes within the existing built foot print of the city and its suburbs, the Sustainable Residential Development and Compact Settlements Guidelines (Jan 2024) as well as the extent of public open space in the immediate vicinity, it is considered that the proposed development would provide a reasonable level of residential amenity, would not detract from the amenity of adjoining properties in the vicinity and would be consistent with the proper planning and sustainable 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 except as may otherwise be required in order to comply with the following conditions.</p> <p>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 developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: 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>Reason: In the interest of public health.</p>
4.	<p>The developer shall adhere to the recommendations of the planning authority's Transport Planning Division Report dated 15th November 2022 and agree in writing, before commencement of development, all details in relation to works to the public road and associated services including all costs relating thereto.</p> <p>Reason: In the interest of orderly development.</p>
5.	<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. 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</p>

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



Joe Boland

Date: 19/01/2024