

An
Bord
Pleanála

Board Direction
BD-015744-24
ABP-316089-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

The Board decided, by a 2:1 vote, to grant outline permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The Board considered that issues of access, overlooking and overbearance should be addressed in detail at permission consequent stage. Having regard to the residential zoning for the site of the proposed development, the pattern 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 amenities of the area or of property in the vicinity, would be acceptable in terms of traffic and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

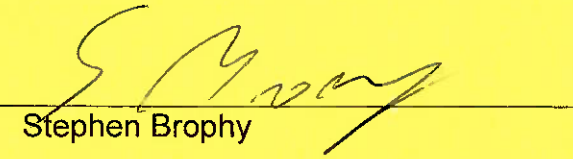
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| 1. | This grant of outline permission is in respect of development as indicated in the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the Planning Authority on the 25th day of October 2022 and the 27 th day of January 2023, except as may otherwise be required in order to comply with the following conditions. No |
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	<p>development is authorised on foot of this grant of outline permission and no development shall be undertaken until a grant of approval consequent on this outline permission is received.</p> <p>Reason: In the interest of clarity</p>
2.	<p>Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:</p> <ul style="list-style-type: none"> (i) A detailed landscaping plan for the site, (ii) Proposals for the retention of existing boundary treatment to the north (iii) Proposals to protect the privacy and amenity of existing adjoining property to the east. (iv) Design proposals which have regard to the design and character of the built environment in the vicinity. <p>Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage.</p>
3	<p>At the permission consequent stage, drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
4	<p>Prior to the commencement the developer shall enter into water and wastewater connection agreements with Uisce Eireann.</p> <p>Reason: In the interest of public health.</p>
5	<p>At permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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</p>

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


Stephen Brophy

Date: 06/03/2024