

An  
Bord  
Pleanála

**Board Direction**  
**BD-014306-23**  
**ABP-317117-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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**

The proposed development is located in an area zoned 'to protect and or improve residential amenity' in the South Dublin County Development Plan 2022 – 2028. Having regard to the pattern of development in the area, including extensions to nearby houses and parking in front gardens and subject to the conditions set out below, it is considered that the proposed development would not seriously injure the residential amenity of adjoining property or endanger traffic or pedestrian safety and would otherwise accord with the provisions of the County Development Plan and with the proper planning and sustainable development of the area.

#### **1.0 Conditions**

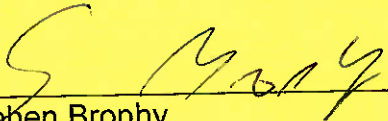
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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require 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 |
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	<p>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>Within 6 months of the date of this order the front garden entrance from the public road shall be amended to a maximum width of 3.5m. A drawing providing for this arrangement shall be submitted to and agreed with the planning authority.</p> <p><b>Reason:</b> In the interest of pedestrian and traffic safety.</p>
3.	<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>
4.	<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>
5.	<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>
6.	<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 application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the</p>

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: 25/10/2023



