

An
Bord
Pleanála

Board Direction
BD-016695-24
ABP-318101-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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 Objective 'A' zoning of the site (to protect and / or improve residential amenity), and policies and objectives as set out in the Dún Laoghaire Rathdown County Development Plan 2022-2028 and the pattern of development in the area and extant permission pertaining to the lands, it is considered that the proposed development, subject to compliance with the conditions set out below, would not significantly detract from the residential or visual amenities of the area and would be acceptable in terms of traffic and pedestrian safety. The proposed development would be in accordance with the provisions of the current Development Plan and would, therefore, accord with the proper planning and sustainable development of the area.

Conditions


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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the planning application on the 11 th July 2023 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed |
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	<p>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>This permission is for 2 detached dwellings only.</p> <p>Each dwelling shall be used as a single dwelling unit only and shall not be sub-divided in any manner or used as two or more separate habitable units.</p> <p>Reason: In the interest of clarify and orderly development</p>
3.	<p>Prior to commencement of the proposed development, the developer shall agree in writing with the planning authority, the details of access to each of the proposed houses and details of the boundary treatment along the public road. Details shall also include proposals in relation to the removal of on-street 'Pay and Display' parking bays on Knapton Road to facilitate the proposed development, to be carried out at the expense of the developer, for the written agreement of the planning authority.</p> <p>Reason: In the interests of traffic safety and visual amenity.</p>
4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling houses 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>All services cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.</p> <p>Reason: In the interests of visual and residential amenity.</p>
6.	<p>Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.</p> <p>Reason: In the interest of public health.</p>

7.	<p>Arrangements for the disposal of surface water shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interests of orderly development and public health.</p>
8.	<p>(a) The construction of the development shall be managed in accordance with a Construction Management Plan which shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction / demolition waste.</p> <p>(b) Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In the interests of public safety and in order to safeguard the residential amenities of property in the vicinity.</p>
9.	<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, as amended. The contribution shall be paid prior to commencement of the 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. The application of any indexation required by this condition shall be 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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Development Contribution Scheme made under Section 48 of the Act be applied to the permission.
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Board Member


Una Crosse

Date: 19/06/2024