



An
Bord
Pleanála

Board Direction
BD-017382-24
ABP-319048-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2024.

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 reason for refusal, the residential zoning objective, the pattern of development in the area, which is characterised by terraced two-storey houses with extensions in instances single-storey extensions to the side, it is considered that the proposed development, subject to conditions, would provide a reasonable standard of accommodation on site, would not have an adverse impact on the existing residential amenities of the subject dwelling house or neighbouring properties, would be consistent with Appendix 18 (Ancillary Residential Accommodation), Section 1.1 (General Design Principles Residential Extensions) of the Dublin City Development Plan 2022-2028 and, therefore, would be in accordance 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, as amended by the further plans and particulars submitted on the 05 day of January 2024, 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 shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Details of boundary treatment, for its entire length, between Nos 71 Derrynane Gardens and 72 Bath Avenue shall be agreed in writing with the Planning Authority prior to the commencement of development.</p> <p>Reason: In the interests of visual amenity, particularly the amenity of adjoining property.</p>
3.	<p>The developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: 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>Reason: 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>Reason: 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 matter shall be referred to the Board to determine the proper application of the terms of the Scheme.</p> <p>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.</p>

Board Member

Joe Boland

Date: 04/09/2024