



An  
Bord  
Pleanála

**Board Direction**  
**BD-017509-24**  
**ABP-319149-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2024.

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 residential zoning objective, the accessibility of the site located adjacent to Shankhill DART station, the policy framework, including brownfield / infill site development, provided by the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and, the requirements of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (January 2024), it is considered that the proposed development for one-infill detached dwelling house, subject to condition, would provide a reasonable standard of accommodation on site, would not have a significant adverse impact on the existing residential amenities of adjoining properties and, as such, 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>Prior to the commencement of development the developer is requested to submit for the written agreement of the Planning Authority revised drawings providing for the following modifications:</p> <p style="padding-left: 40px;">The first-floor en-suite window opening in the north elevation shall have obscure or opaque glazing.</p> <p>(ii) The two first-floor window opening in the south elevation shall have obscure or opaque glazing.</p> <p>Reason: In the interest of residential amenity.</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 adhere to the recommendations of the Transportation Department of the Planning Authority.</p> <p>Reason: In the interest of road safety and in the interest of orderly development.</p>
7.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 800 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 order to safeguard the residential amenities of property in the vicinity.</p>
8.	<p>Prior to the commencement of development the developer is requested to submit for the written agreement of the planning authority, the arboriculture report, prepared by Larkin Landscape and Design, dated March 2024, for Donal and Jade Cronin, as part of their applicant response.</p> <p>Reason: in the interests of residential amenity and in order to protect biodiversity.</p>

9. 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.
- 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**



Liam Bergin

**Date:** 19/09/2024