



**An
Bord
Pleanála**

**Board Direction
BD-018283-24
ABP-320269-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/11/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objectives for the area in the South Dublin County Council Development Plan 2022 – 2028, the established use on the site and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable design on this site, would not be overbearing on, or result in overlooking of adjacent properties, and would not seriously injure the residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision to refuse development of a new two-storey dwelling to the northwest of the existing dwelling, the Board considered that, given the design of the proposed development including the design changes submitted with the application and further design changes submitted to An Bord Pleanála, and given the height of the existing boundary wall between the two properties, that the proposed two storey dwelling would not give rise to a significant reduction in daylight or sunlight to the neighbouring dwelling to the northwest and would not therefore seriously injure the

residential amenities of the neighbouring property. The Board, therefore, considered that a grant of permission for this aspect of the proposed development was warranted in this instance.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application and as amended by further information received by the planning authority on 11th June 2024 and by An Bord Pleanála on 23rd August 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, and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interests of clarity

2. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

3. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

4. Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network for the new dwelling.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interests of visual amenity.

6. Prior to the commencement of the development the number of the new dwelling shall be agreed with the planning authority.

Reason: In the interest of urban legibility.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

8. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of

intended construction practice for the development, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

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, 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 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


Mary Guffie

Date: 25/11/2024