



An
Bord
Pleanála

Board Direction
BD-018743-25
ABP-320809-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2025.

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 nature and scale of the development, the provisions of the Dublin City Development Plan 2022-2028, including the zoning objective for the site, and to the established pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an acceptable form of compact development on an infill site, would not be injurious to the visual or residential amenities of the area, or the adjoining Conservation Area and Protected Structures and their curtilages, would not endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. 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 received by the planning authority on the 29th day of July

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.

Reason: In the interest of clarity.

2. (a) The applicant/developer shall resurface the laneway in front of the dwelling hereby permitted. The upgrading works to the laneway shall be completed in full prior to the occupation of the development. (b) Refuse bins shall be stored within the development and not on the public road. (c) There shall be no outward opening doors onto the access laneway. (d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In the interest of pedestrian and road safety and orderly development

3. The following requirements of the Drainage Division of Dublin City Council shall be complied with; a) The drainage for the development shall be designed on a completely separate foul and surface water system with a combined final connection discharging into Uisce Éireann's combined sewer system. b) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details of these shall be agreed in writing prior to commencement of construction. c) All surface water discharge from this development shall be attenuated in accordance with the requirements of the DCC's Sustainable Drainage Design and Evaluation Guide (2021), to 2 l/s. d) The outfall surface water manhole and the outfall pipe from this development shall be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. The outfall manhole shall be located within the final site boundary of the development. e) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff and flood risk as a result of the development.

4. Prior to the commencement of development the developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for a service connections to the public water supply and/or wastewater collection network.

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

5. Prior to the commencement of development, the developer shall submit details of a Construction Management Plan for the written agreement of the planning authority. The Plan shall provide details of intended construction practice for the development, including traffic management, working hours, noise and dust management, and off-site disposal of construction waste. The development shall be carried out in accordance with the written agreed details.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity and public safety.

5. 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.

Note: Board noted that the Inspector recommended that the glazed doors and Juliette balcony serving the Master Bedroom at first floor level be omitted and replaced by a window of similar design to the window serving Bedroom 2. The Board considered that due to the distance between the proposed window and the adjoining property that the window and Juliette balcony would not impact on the residential amenity of adjoining property and therefore decided to omit that condition.

Board Member



Mary Henchy

Date: 27/01/2025