

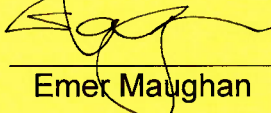
An
Coimisiún
Pleanála

Direction
CD-020267-25
ABP-322236-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner: 
Emer Maughan

Date: 18/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered, subject to compliance with the conditions set out below, that the proposed development and development proposed to be retained would not injure the amenities of residential property in the vicinity. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note: The Commission considered it was not necessary to omit the narrow window to the first-floor bedroom on the northern gable elevation as the proposed position of this window will have a limited visual impact subject to the conditions set out below on the extant blank

gable to the first-floor extension over the garage nor will it restrict future upgrading and improvements to the first floor of No. 10 Saint Bridget's Avenue

Conditions

1. The development shall be retained, 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. 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of the development the developer shall submit a revised set of drawings for the written agreement of the planning authority that accurately illustrate the common boundary between the subject property and the adjacent property at number 10 Saint Brigid's Crescent.

Reason: To ensure that the development as permitted is properly represented on the application drawings.

3. The proposed widening of the vehicular entrance shall be omitted.

Reason: To comply with development plan standards for domestic vehicular entrances.

4. The proposed windows on the gable elevation to the upstairs bedroom, bathroom and ensuite shall be glazed with obscure glass.

Reason: To protect the residential amenities of the adjacent property.

5. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

6. The developer shall prevent any mud, dirt, debris or other building material from being carried onto or placed on the public road as a result of the construction works and shall repair any damage to the public road arising from the works.

Reason: In the interest of traffic safety and amenity.

7. Site development and building works shall be carried out between the hours of 0700 and 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

8. 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 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, 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.