

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16B/0093

An Bord Pleanála Reference Number: PL 06S.246768

APPEAL by John and Paula Donnelly and others care of 4 Woodstown Meadow, Knocklyon, Dublin against the decision made on the 23rd day of May, 2016 by South Dublin County Council to grant subject to conditions a permission to Philip and Monica Hicks care of Desmond J. Halpin and Associates of 15 Carriglea Drive, Firhouse, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Removal of the existing bay window and replacement with new bay window with tiled roof over, conversion of the existing garage into a study, new two-storey extension to the side and rear of the existing dwelling with roof lights, internal alterations and associated site works, all at 1 Woodstown Park, Woodstown, Knocklyon, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature, extent and layout of the development proposed, to the size, orientation and characteristics of the site, to the pattern of development in the area and to the provisions of the current South County Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to significant overshadowing or overlooking of adjacent properties and would not seriously injure the visual or residential amenities of the area or the amenities of property in the vicinity. 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, 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

3. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

Reason: In the interest of residential amenity.

4. 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.