

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**South Dublin County**

**Planning Register Reference Number: SD16A/0292**

An Bord Pleanála Reference Number: PL 06S.247487

**APPEAL** by Robyn Lawlor care of Reddy Charleton of 12 Fitzwilliam Place, Dublin against the decision made on the 4<sup>th</sup> day of October, 2016 by South Dublin County Council to grant subject to conditions a permission to Adrienne Wallace care of Tim Chapman of 69 Sallins Bridge, Sallins, County Kildare in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Demolition of the existing bungalow and subdivision of the site to provide two detached five bedroomed two-storey houses with attic rooms over each with a new vehicular access on to Templeogue Road together with associated site works, at 214 Templeogue Road, 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 location of the site on residentially zoned lands and to the compliance with the development standards for infill development in the South Dublin County Development Plan 2016 - 2022, to the acceptable scale and design of the dwellings, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or 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. The proposed development shall be amended as follows -
- (a) The side passage between the two units shall be reduced to one metre in width and shall be a shared passageway.
  - (b) The eastern proposed dwelling shall be relocated a further 500 millimetres from the site boundary with 212 Templeogue Road, that is a total separation distance of 1.34 metres.
  - (c) The first floor rear elevation of both proposed dwellings shall be set back by one metre. This shall result in a first floor side elevation length of 11.3 metres.
  - (d) All side windows to the proposed dwellings, with the exception of those serving the rear sunrooms, shall be permanently provided with obscured glass.
  - (e) The ridge height of the two dwellings shall be reduced by 500 millimetres.
  - (f) All front boundary treatments shall comprise walls and pillars of no more than 1.2 metres in height and shall be rendered and capped.
  - (g) Both driveways shall be no greater than 3.6 metres in width.

Revised drawings showing compliance with the above amendments shall be submitted to and agreed in writing with the planning prior to commencement of development.

**Reason:** To protect the amenities of the area and in the interest of the proposed planning and sustainable development of the area.

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

**Reason:** In the interest of visual amenity.

4. Each of the dwellings shall be occupied as single dwelling units and shall not be sub-divided or used for any commercial purposes.

**Reason:** In the interest of residential amenity.

5. 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.

6. Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of the locations and material to be used in such dishing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of pedestrian and cyclist safety.

7. 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 and residential amenity.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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.

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

**Dated this            day of            2017.**