

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16A/0412

An Bord Pleanála Reference Number: PL 06S.247974

APPEAL by Mary Keddy care of Michael Finnan care of BDCS Limited of Lower Friarstown, Bohernabreena, Dublin against the decision made on the 31st day of January, 2017, by South Dublin County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Demolition of existing single storey side extension and building a new two storey semi-detached dwelling house and forming a new vehicular access to public road to site front to serve existing house on corner site at 76 Ellensborough Rise, Tallaght, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 of the proposed development, its location, and the provisions of the current South Dublin County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience and 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 submitted on the 29th day of November, 2016, 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. In relation to the proposed dwelling house, the external finishes and finishes shall match those of the existing adjoining dwelling in relation to colours and materials. The roof colour of the proposed house shall match that of the adjoining house and the colour of the ridge tile shall match that of the adjoining house.

Reason: In the interests of orderly development and in the interests of visual amenity.

3. All public service cables for the development, including electrical and telecommunication, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. Details relating to the provision of the vehicular access to serve the existing dwelling house and the proposed dwelling house and any alteration to the public kerb shall be agreed with the planning authority prior to the commencement of any development works on the site.

Reason: In the interest of pedestrian and traffic safety.

6. The site shall be landscaped in accordance with the overall scheme of landscaping, details of which shall be submitted to the planning authority for written agreement, and such agreement obtained within two months of the date of this order. The scheme shall also include a timescale for its implementation.

Reason: In the interest of visual amenity.

7. 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 2017.