



An
Bord
Pleanála

Board Order
PL 06S.248455

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0053

Appeal by Edward Garvey of 19 Cypress Grove North, Templeogue, Dublin and by Tom Quinn of 5 The Park, Cypress Downs, Dublin against the decision made on the 18th day of April, 2017 by South Dublin County Council to grant subject to conditions a permission to Brookrush Limited care of Fallon Kelly Associates of Ryland House, Ryland Street, Bunclody, County Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of two-storey, detached dwelling and construction of a new two storey, detached dwelling, widening of existing vehicular entrance piers to 3.5 metres with new entrance gate and all associated site works to existing dwelling (212 square metres), (proposed dwelling 325 square metres), all at 6 The Park, Cypress Downs, Templeogue, 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 South Dublin County Development Plan 2016 – 2022 and to the Best Practice Guidelines, entitled Quality Housing for Sustainable Communities issued by the Department of the Environment, Heritage and Local Government in 2007, it is considered that the proposed development, subject to compliance with the conditions set out below, would comply with the Zoning Objective RES for the site and with Policy H17 Objective 1 and 7 and the provisions of Section 11 of the County Development Plan. This proposal would be compatible with the visual and residential amenities of the area, would not impact unduly on the residential amenities of adjacent dwellings and would afford a satisfactory standard of amenity to future occupiers. 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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling and paved areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Brick shall be the predominant finish to the front elevation.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the attenuation and 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.

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

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. 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, noise management measures and off-site disposal of construction/demolition waste.

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

