



An
Bord
Pleanála

**Board Order
PL 29N.249122**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3087/17

Appeal by Ronan Groome of 180 Hillcrest Park, Glasnevin, Dublin against the decision made on the 1st day of August, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction a new two storey detached dwelling and associated site works also vehicular entrance to front and new revised vehicular entrance to rear on site to side of 180 Hillcrest Park, Glasnevin, 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 provisions of the Dublin City Development Plan 2016-2022, the pattern of permitted developments in the area and the scale, design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenity 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. Water supply and drainage arrangements, including the disposal of surface water, shall be in accordance 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. The external finishes of the proposed development shall harmonise in colour and texture with the existing finishes on the adjoining house.

Reason: In the interest of visual amenity.

4. The proposed new vehicular entrance located on the curved radius shall be omitted. The vehicular entrance and car parking area serving the existing dwelling to the rear of the site shall be used for the proposed new dwelling. A new vehicular entrance may be provided to the existing dwelling, number 180 Hillcrest Park, directly in front of that dwelling, of no less than 2.5 metres wide and no more than 3.6 metres wide with no outward opening gates. Prior to commencement of development, revised plans indicating the vehicular access arrangements shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of traffic safety.

5. The footpath and kerb shall be dished and provided in accordance with the requirements of the planning authority.

Reason: In the interest of orderly development.

6. All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In the interest of orderly development.

7. The site and building works associated with the proposed development shall only be carried out between 0800 hours and 1800 hours Monday to Friday and between 0800 hours and 1400 hours on Saturdays. No development works shall take place on Sundays, Bank or Public Holidays.

Reason: In the interest of residential amenity.

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 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 2018