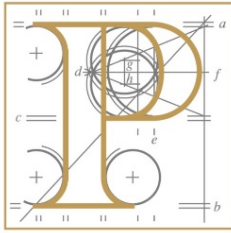


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An
Bord
Pleanála

Board Order
ABP-302202-18

Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0158

Appeal by Brendan Grogan care of Bright Design Architects of 4 Seafield Park, Booterstown, Blackrock, County Dublin against the decision made on the 2nd day of July, 2018 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing garden structure, new dwelling to the side of the existing dwelling with dormer and single storey elements including dormer rooflights to the front roofslope and 'Velux' rooflights to rear roofslope (permission previously granted for new dwelling under planning register reference number SD16A/0073), new vehicular entrance 3.5 metres wide opening onto Waterstown Avenue and alterations to the existing boundary walls and new boundary wall to existing dwelling and all associated site, services and landscaping works at Greygables Cottage, 1 Lucan Road Old, 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 suburban nature, and the location of the subject site in a well-established residential area, together with the pattern of development in the area, the planning history of the site and the information submitted in relation to the proposed development, the Board is satisfied that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the policy requirements of the South Dublin County Development Plan 2016-2022 and would not seriously injure the 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 originally permitted footprint of the house only is hereby permitted. No permission is granted for the extended kitchen/utility area.
 - (b) The proposed ground floor en-suite bedroom and courtyard are permitted as detailed on the plans submitted to the planning authority on the 10th day of May, 2018, drawing number 15136-204 rev PP.01

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

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

Reason: In the interests of pedestrian safety and visual amenity.

5. Prior to commencement of development, details of a landscaping plan for the site shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of visual amenity.

6. 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.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

8. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

9. 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, traffic management measures and off-site disposal of construction/demolition waste.

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

10. 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 the 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.

Terry Ó Niadh

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

Dated this day of 2018.

