



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council.

Planning Register Reference Number: 3005/18

Appeal by Liam Lafferty care of EM Hogan Architects and Development Consultants of 4 Hanlon's Lane, Malahide, County Dublin against the decision made on the 9th day of July, 2018 by Dublin City Council to refuse permission to Liam Lafferty for the proposed development.

Proposed Development: Construction of a bungalow with attic floor space (non-habitable) located to side and rear of property and vehicular access to front at 2, Chanel Grove / Beechpark Avenue, Coolock, 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 existing pattern of development in the area, and the nature and scale of the proposed infill bungalow dwelling, it is considered that subject to compliance with the conditions set out below, the proposed development 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, as amended by the by the further plans and particulars received by An Bord Pleanála on the 3rd of August 2018, 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 roof profile, floor plan and fenestration of the proposed dwelling

shall be as submitted on the plans received by the planning authority on the 15th of May 2018.

- (b) The boundary treatment shall be as submitted on the plans received by An Bord Pleanála on the 3rd August 2018.
- (c) The hard surfacing for the car parking area to the front of 2 Chanel Grove shall be amended with parking provided for no more than two vehicles. This area shall be no wider than 5.5 metres and the remaining area shall be set out and permanently retained in soft landscaping/planting.

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 interests of visual amenity.

- 3. This permission is for one residential unit only.

Reason: In the interest of clarity.

- 4. 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.

- 5. 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.

- 6. Details of the height of the boundary wall with Beechpark Avenue, where replaced, shall be in accordance with what exists in so far as is practicable. Details shall be submitted to the planning authority for written agreement.

Reason: In the interest of residential amenity.

7. Water supply and drainage arrangements, including the attenuation of 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.

8. The development shall comply with the following requirements of the planning authority:
 - (a) The new vehicular access to 2 Chanel Grove shall be a maximum 3.6 metres in width.
 - (b) Any gates shall be inward opening only.
 - (c) The footpath and kerb shall be dished to the requirements of the planning authority.
 - (d) 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 the proper planning and sustainable development of the area.

9. The numbering/naming of the dwelling unit shall be agreed with the planning authority in writing prior to the commencement of development.

Reason: In the interest of orderly development.

10. Site development and building works shall be carried out only between the hours of 0700 to 1800 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.

11. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

12. 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.

Eugene Nixon

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

Dated this day of 2018.