



An
Bord
Pleanála

Board Order
ABP-302657-18

Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0245.

Appeal by Sorin Grigor care of BG Architectural Services of 51 Red Arches Road, Baldoyle, Dublin against the decision made on the 31st day of August, 2018 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a new single storey detached two-bedroom dwelling, with off street parking and all associated site works at Site C to south side of number 24 Glenpark Close, Palmerstown, 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 zoning of the site for residential development, the planning history of the wider site of number 24 Glenpark Close, to the revised car-parking layout submitted to An Bord Pleanála with the appeal documentation, and the mitigation measures put forward to deal with traffic noise, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of future occupants or of the area and would not be prejudicial to public health. 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 further plans and particulars received by An Bord Pleanála on the 27th day of September, 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. Car-parking arrangements for the proposed house, and for the permitted houses at Sites A and B (within the former side garden curtilage of number 24 Glenpark Close), shall be in accordance with Drawing Number GAL-200, received by An Bord Pleanála on the 27th day of September, 2018.

Reason: In the interests of clarity, traffic safety, orderly development and the proper planning and sustainable development of the area.

3. The internal noise levels, when measured at any windows of the proposed house, shall not exceed:

(a) 35dB(A) L_{Aeq} during the period 0700 hours to 2300 hours, and

(b) 30dB(A) L_{Aeq} at any other time.

A scheme of noise mitigation measures, in order to achieve these levels, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. These agreed measures shall be implemented before the proposed dwelling is made available for occupation.

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

4. A 1.8-metre high wall, capped and plastered on both sides, shall be erected along the full length of the boundary with House B.

Reason: In order to preserve the residential amenities of the future occupants of both House B and House C.

5. 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. In particular, on-site surface water attenuation provisions shall be installed, to the standard of the planning authority's Sustainable Drainage System standards (SuDS). Revised proposals, to comply with this requirement, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health and to avoid flooding.

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

Reason: In the interest of visual amenity.

7. The existing garage within the curtilage of the site shall only be used for purposes incidental to the enjoyment of the dwellinghouse on Site C, and shall not be used for any commercial purpose without a prior grant of planning permission.

Reason: In the interests of the residential amenities of future occupants of the house, and the amenities of those residents whose rear gardens abut the site.

8. Prior to commencement of development, proposals for a name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of orderly development.

9. The existing concrete block wall along the entire length of the northern boundary of the site, (approximately 40 metres in length), shall be raised in height, so that it equals the finished eaves height of the proposed house on Site C.

Reason: To provide additional noise screening for future occupants, in the interests of residential amenity and public health.

10. The external finishes of the proposed house (walls and roof), shall match the external finishes of House A within the former curtilage of number 24 Glenpark Close.

Reason: In the interest of visual amenity.

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

Dated this day of 2018.