

An
Bord
Pleanála

Board Order
ABP- 314935-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0260

Appeal by John and Pauline Derwin of 4 Glenfield Close, Clondalkin, Dublin against the decision made on the 28th day of September, 2022 by South Dublin County Council to grant permission subject to conditions to Helen Geraghty care of Whyte Planning Consultants of Great Connell, Newbridge, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Sub-division of existing site for the construction of a semi-detached two-storey house, connection to public foul sewer, amendment of existing boundary walls and new vehicular entrance arrangement for existing and proposed house and all associated site works at 11 Glenfield Drive, Clondalkin, 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.

Reasons and Considerations

Having regard to the location of the proposed development in an area zoned for residential development in the South Dublin County Development Plan 2022-2028, to the infill nature and scale of the proposed development, and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for an adequate level of residential amenity for future occupants, would not seriously injure the amenities of the area or of properties in the vicinity or give rise to traffic hazard, would be in accordance with Policy H13 of the development plan in relation to new development and would constitute an acceptable form of development at this location. 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 further plans and particulars received by the planning authority on the 1st day of September, 2022, 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. All external roof and wall finishes shall harmonise in colour and texture with the adjoining dwelling at number 11 Glenfield Drive.

Reason: In the interests of architectural harmony and visual amenity.

3. Prior to commencement of development, the developer shall enter into water and wastewater connection agreements with Uisce Éireann and adhere to the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann water standards codes and practices.

Reason: In the interest of public health.

4. 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.

5. (i) The vehicular access points shall be limited to a width of 3.5 metres.
- (ii) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of the planning authority and at the developer's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- (iii) Any gates shall open inwards and not out over the public domain.

Reason: In the interests of traffic and pedestrian safety.

6. Prior to the commencement of development, the developer shall submit to and agree in writing with the planning authority:
- (i) A method statement identifying the root protection areas of all trees on and around the site and giving details of any works to be carried out within the root protection areas of the trees and the method to avoid damage to the trees during these works.

- (ii) A scheme for the protection of the trees on and around the site during construction in accordance with the British Standard BS 5837:2012 - Trees in relation to Design, Demolition and Construction and in accordance with the requirements of the planning authority.
- (iii) A method statement for the “No dig” method of driveway construction for the new proposed vehicular entrance.

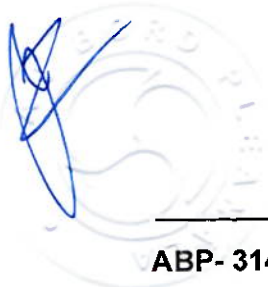
Reason: To prevent damage to trees on and around the site during construction.

- 7. 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.

- 8. 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.

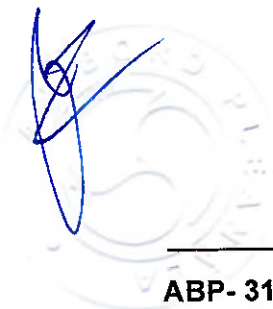
Reason: In order to safeguard the residential amenities of property in the vicinity.



9. The number of the house shall be 11A, and this number shall be placed on the completed house prior to its occupation in a manner so as to be clearly legible from the public road. In the event that this number already exists no development shall take place under this permission until the applicant, owner or developer has agreed the house numbering with the planning authority.

Reason: In the interests of the proper planning and sustainable development of the area and compliance with the development plan.

10. The developer shall pay to the planning authority a financial contribution respect of public infrastructure and facilities benefitting 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 developers 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.



The image shows a handwritten signature in blue ink over a circular seal. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center. A horizontal line is drawn across the page below the signature.

Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 8TH day of November 2023.