

An
Bord
Pleanála

Board Order

ABP-320893-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

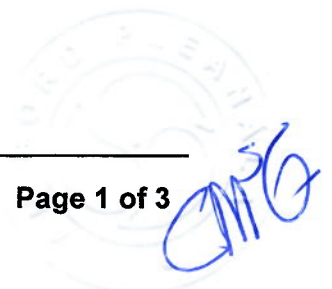
Planning Register Reference Number: D24B/0318/WEB

Appeal by Jason O'Conaill of 20 Shanganagh Vale, Dublin against the decision made on the 2nd day of September, 2024 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions to Linda and Paul Hogan care of Ceardean Architects of D8 Studios, 9 Dolphins Barn, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission for the construction of a first floor extension above part of existing single-storey detached dwelling, to include additional living room and two number bedrooms with associated site works at Perth, 19A Shanganagh Vale, Loughlinstown, 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 scale and design of the extension, the location and orientation of the existing dwelling and associated site relative to surrounding properties, the zoning objective 'A' relating to the area, and to the recent planning history for the estate, it is considered that the proposed development, subject to compliance with the conditions set out below, would not be injurious to the overall character of the estate or detrimental to the residential amenities of surrounding property and would be consistent with the zoning objective. 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. Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority the following details:
 - (i) a construction management plan for the development which shall provide details of intended construction practice, including noise management measures, and offsite disposal of construction waste, and
 - (ii) surface water disposal.

36
AM

The development shall be carried out in accordance with the agreed written details.

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

3. 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.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 11th day of March 2025