



An  
Bord  
Pleanála

**Board Direction**  
**BD-019271-25**  
**ABP-320500-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the design, scale and layout of the proposed development, its relationship to surrounding properties, the residential land-use objective for the area, the provisions of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the pattern of development in the area and planning history of the site, it is considered that subject to compliance with conditions set out below, the proposed development would not constitute overdevelopment or seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 submitted on the 13<sup>th</sup> day of June 2024, 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 A scheme indicating precise details of all boundary treatments including boundary walls to be renewed on the east and southwest of the site, proposed post and panel fencing along the west and north and any proposed boundary planting and landscaping shall be submitted to and agreed in writing with the planning authority prior to the commencement of development on site.

**Reason:** In the interest of residential amenity.

- 3 Details of the materials, colours and textures of all the external finishes to the proposed dwellings 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, the developer shall enter into water and wastewater connection agreements with Irish Water.

**Reason:** In the interest of public health.
  
- 5 The junction details which shall provide 50m sightlines in both directions and internal access road serving the proposed development, including turning bay, parking area, footpaths and kerbs shall comply with the requirements of the planning authority and in all respect with the standards set out in the Design Manual for Urban Roads and Streets (DMURS)

**Reason:** In the interest of pedestrian and traffic safety.
  
- 6 Water supply and drainage arrangements, including the 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. All existing over ground cables shall be relocated underground as part of the site development works.

**Reason:** In the interests of visual and residential amenity.
  
- 8 The construction of the proposed 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 proposed development, including traffic management, noise management and off-site disposal of construction/ excavation /demolition waste.

**Reason:** In the interest to public safety and residential amenity.

- 9 Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 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.

- 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 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.

**Board Member**



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Emer Maughan

**Date:** 25/03/2025

**Note:**

The Board considered the totality of the documentation on file, including the initial proposal for 2 no. semi-detached dormer bungalows, which was revised to 2 no. single storey semi-detached dwellings in accordance with relevant revised notices and the subject of this appeal, and considered that the provision of accommodation at first floor level may constitute an appropriate form of development on this site, subject to a revised consent process.