



Board Direction

Ref: PL29S.245008

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 21st 2015.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS.

Having regard to the existing pattern and character of development and to the location of the site in an area and to the zoning objective Z2: residential conservation area, it is considered that subject to compliance with the conditions set out below the proposed development would not be overbearing, visually obtrusive and overlook and overshadow adjoining properties, would not be seriously injurious to residential amenity, would not lead to devaluation of property in the vicinity, and would be acceptable in terms of traffic safety and convenience and therefore would be in accordance with the proper planning and sustainable development of the area.

1. The development shall be in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 12th October, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Hours of operation during the demolition and construction phase shall be confined to 0800 hrs. – 1800 hrs. Mondays to Fridays (excluding Bank Holidays) and 0800 hrs. – 1400 hrs. Saturdays only.

Reason: In the interest of the protection of residential amenities of properties in the vicinity

4. 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. 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act is applied to the permission.

Board Member: _____ Date: 21.12.15
Paul Hyde