



Board Direction

Ref: PL06F.245296

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 4th 2015.

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

Reasons and Considerations

Having regard to the zoning, and the planning history, of the subject site, and to the scale and nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and it would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic
2. (a) The terms and conditions of the grant of permission P.A. Reg. Ref. No. F06A/1576 shall be complied with in full in the course of the development herein permitted, save for the changes shown on the plans submitted for this application.

(b) This permission shall expire on 30th May 2017.

Reason: In the interest of clarity, having regard to the nature of the proposed development.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall match those present within the Streamstown Wood residential scheme and any deviation from the materials, colours and textures within this scheme 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. 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.

Reason: In the interest of public health.

5. 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.

Note: The Board did not consider it necessary to reduce the height of the rear extension, as recommended by the Inspector, having regard to the generous separation distances between the houses, and the orientation of the rear gardens, and was satisfied that the proposed height would not seriously injure the residential amenities of adjoining properties. Furthermore, the Board was of opinion that it had sufficient information upon which to base its decision and did not require the submission of contiguous rear elevations.

[Please issue a copy of this Direction with the Board Order to the parties]

Board Member: _____ Date: 4th November 2015
Philip Jones