



An  
Bord  
Pleanála

**Board Direction**  
**BD-005080-20**  
**ABP-305341-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/02/2020.

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 scale, form and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not materially contravene the provisions of the current development plan for the area and would not adversely impact on the residential amenity of neighbouring property. The proposal 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 18th day of July 2019 and by the further plans and particulars received by An Bord Pleanála on the 04th day of September, 2019, 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 for the written agreement of the Planning Authority, revised drawings showing the following;
  - (i) The window ope on the northern side elevation at first floor level shall be widened to 2 metres with a cill height of 1.8 metres and augmented with the provision of 2 no. roof lights on the northern roof slope of the proposal, serving bedroom 3 and
  - (ii) the provision of 2 no. roof lights on the southern roof slope of the proposal, serving the hallway beneath.

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

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

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

4. 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.

5. The following requirements of the Planning Authority shall be adhered to in full;
  - (i) The vehicular access, serving the proposed development, shall comply with the requirements of the Planning Authority for such road works.

(ii) Any gate to be installed shall be inwards opening only and shall not open across the public footpath or the shared vehicular access driveway.

**Reason:** In the interest of traffic and pedestrian safety.

6. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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.

7. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

**Board Member**

**Date:** 04/02/2020

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Dave Walsh