



Board Direction

Ref: PL10.245039

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 23rd 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 below.

Reasons and Considerations.

Having regard to the land use zoning objective of the appeal site. The Board considered that the proposed design will have limited visual impact and would not be injurious to the existing residential amenities of the area. Furthermore the proposed development would not give rise to a traffic hazard and subject to compliance with the conditions as set out below, would be in accordance with with the proper planning and sustainable development of the area.

The proposed development would not be likely to have a significant effect either individually or in combination with other plans or projects on a European Site

Conditions.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by An Bord Pleanála on the 27th and 28th days of October, 2015, 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. The north facing gable window of the proposed development is to be fitted with permanently obscure glass.

Reason. In the interest of the residential amenities of adjoining property.

3. Standard external finishes condition.
4. Standard Construction Hours.
5. Attic for storage only.
6. Standard Surface water condition
7. 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: _____ Date: 04.01.16
Paul Hyde