



Board Direction

Ref: PL17.245690

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 3rd 2016.

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 of the subject site in the current Development Plan for the area, to the scale and nature of the proposed development, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or the visual amenity of the area and would not lead to the creation of a traffic hazard. 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, 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) Prior to the commencement of development, details of the materials, colours and textures of all the external finishes of the

proposed house shall be submitted to, and agreed in writing with, the planning authority. The roof shall be blue-black or grey in colour only.

(b) Prior to the commencement of development, details of all new boundary treatments shall be submitted to, and agreed in writing with, the Planning Authority.

Reason: In the interest of orderly development and the visual amenities of the area.

3. 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.

4. The construction of the 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 development, including noise management measures, off-site disposal of construction waste, parking arrangements, delivery and storage of construction materials, and methods to keep public roads clean from spillages and deposits that may arise during the course of construction.

Reason: In the interests of public safety and residential amenity.

5. Site development and building works, including all deliveries of construction materials to the site, shall be carried out only between the hours of 0930 to 1900 Mondays to Fridays inclusive, between 0800 to 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, and in the interest of pedestrian and traffic safety.

6. All service cables associated with the proposed development (such as electrical, telecommunications, public lighting and communal television) shall be located underground.

Reason: In the interest of visual and residential amenity.

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.

Note: Please include standard reference, in the letter to the parties with the Board Order, to the provisions of Section 34 (13) of the Act

Board Member: _____ Date: 4th March 2016
Philip Jones