



Board Direction

Ref: PL29N.245883

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 16th, 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the zoning objective, to the design, layout and scale of the proposed development and development to be retained and to the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development and development to be retained would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development and development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

- 1 The development shall be carried out, completed and retained 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 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 The extension to the side slope of the hipped roof and the roof light to the front slope shall be omitted.

Reason: In the interests of visual amenity.

- 3 The pedestrian gate to the rear of the property shall in materials appropriate to the suburban setting of the area and the gates shall open

inwards only and shall not open out onto the cul de sac. Full details of gate materials shall be submitted to and agreed in writing with the planning authority prior to the erection of the gates.

Reason: In the interests of pedestrian and traffic safety.

- 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 and to ensure a proper standard of development.

- 5 The site works and building works required to implement the development shall only be carried out between 07.00 hours and 18.00 hours, Monday to Friday and between 08.00hours and 14.00 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of adjacent dwellings.

- 6 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.

- 7 The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

Board Member: _____ Date: March 16th, 2016
Nicholas Mulcahy