



## Board Direction

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**Ref: PL88.245977**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6<sup>th</sup> May 2016.

The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

### REASONS AND CONSIDERATIONS

Having regard to the location of the site within the settlement boundary of Union Hall, to the planning history of the subject site and to the nature and scale of the proposed development it is considered that the dwelling as proposed would be acceptable in terms of the residential and visual amenities of the area, would not be injurious to the environment or public health and would be acceptable in terms of traffic safety and convenience. The PD would there be in accordance with the PP and SD 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 interests of clarity.

- 2 Before any development commences the developer shall provide, to the written satisfaction of the Planning Authority, security in the amount of €1,500 to guarantee the satisfactory completion of tree and shrub planting and all other landscaping proposals for the site as required by Condition No.3 below.

Reason: To ensure the satisfactory completion of the development.

- 3 The site shall be landscaped in accordance with the details shown on the Site Layout Plan Drawing Number 3840-P-10 received by the Planning Authority on the 22nd October 2015. The said scheme shall be implemented within the first twelve months following the first occupation of the proposed dwelling, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity.

- 4 All planting shall comply with the specifications of the landscaping scheme agreed and shall be maintained by the developer and if any plant should die it shall be replaced within the next planting season.

Reason: In the interests of visual amenity.

- 5 The finished floor level(s) of the proposed dwellinghouse and garage shall be in accordance with the details lodged with the Planning Authority on the 22nd October 2015.

Reason: In the interests of visual amenity.

- 6 External finishes to the proposed dwelling shall be as follows:
  - Roof coverings shall be natural slate or flat tile coloured dark grey/blue black;
  - All rainwater goods, fascia etc. shall be black in colour;
  - All external walls shall be faced in neutral painted plaster and random local stone of a type subject to the written approval of the PA.

Reason: In the interests of visual amenity.

- 7 The windows of the proposed dwelling shall be a natural hardwood finish or a dark coloured PVC or coated aluminium. The use of white uPVC is not permitted.

Reason: In the interests of visual amenity.

- 8 The rear retaining wall, as indicated in Drawing Number 3840-P-11 received by the Planning Authority on the 22nd October 2015 shall NOT exceed 1.50 metres in height, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of amenity.

- 9 The external finish and roofing materials of the proposed garage shall be the same as the proposed dwellinghouse.

Reason: In the interests of visual amenity.

10. CMP 1

11. RuralUnderground

12. RuralWaterDrain

13. PropTS 1

14 UrbanDeExempt

15. DeExemptB+B

16. 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: 6<sup>th</sup> May 2016  
G.J. Dennison