



Board Direction

Ref: 06D.246301

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31st, May 2016.

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

REASONS AND CONSIDERATIONS

Having regard to nature, scale and design of the proposed development, and to the pattern of development in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenity of the area, the amenities of adjoining properties, would be acceptable in context of the architectural character and integrity of a protected structure and would not adversely affect the character of the designated Architectural Conservation Area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Std P and P and Reason
2. The proposed development shall be amended, as follows:
 - (a) The level of the projection of the extension to the north shall be reduced with the provision of a minimum width of 1.8m between the northern elevation of the extension and the southern elevation of the existing telephone box.
 - (b) The existing low wall shall be removed and the existing planter shall not be extended eastwards with the area kept unobstructed.

Revised drawings showing compliance with these requirements shall be submitted to and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interests of pedestrian movement and to comply with the recommendations of the Design Manual for Urban Roads and Streets.

3. The signage on the gable at first floor level shall not be illuminated. No other signage or lighting apart from that illustrated on the plans submitted shall be permitted unless subject to the provisions of exempted development or to a subject further grant of permission.

Reason: In the interests of visual amenities.

4. Water supply, 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. Details, including samples where deemed necessary, of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. Site development and building works shall be carried out only between the hours of 0800 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 amenities of property in the vicinity.

7. Demolition and construction waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

8. 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, construction-related parking, measures to prevent pedestrian/vehicular conflicts during construction works, and off-site disposal of construction/demolition waste.

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

9. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2)(c) of the Planning and Development Act 2000 in respect of the provision of 2 no. on-street Sheffield Type cycle parking stands in the vicinity of the post office.. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board for determination. The contribution shall be paid prior to the commencement of the development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

10. 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 the 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 the 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.

11. Std. S. 49 financial Contribution – LUAS Line B1

Board Member: _____ Date: 31st, May 2016
Paddy Keogh