



Board Direction

Ref: 29N.246415

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th, June 2016.

The Board decided (by a majority of 2 : 1) 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

It is considered that subject to the following conditions, the development as proposed, comprising a small extension to an existing dwelling to serve the accommodation needs of the occupants, would be adequately served by usable private open space, would not impact unduly on the character of the area, or conflict materially with the City Development Plan and would accordingly 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 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.

3 The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4 Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

5 Std. S.48 (unspecified) and Reason

Board Member: _____ Date: 9th, June 2016
Paddy Keogh