



Board Direction

Ref: PL27.246448

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th July 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the scale, nature, scale and design of the proposed extension to an existing house, formerly a coach house, 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 amenities of the area or of property in the vicinity, would not detract from the architectural heritage of neighbouring property, would not detract from the Harbour Architectural Conservation Area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Plans Partic incl. FI 29th February 2016
2. Urban Water Drain
3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The proposed flat roof shall not be used as a balcony or roof terrace.

Reason: In the interest of the residential amenity of neighbouring properties.

5. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the proposed house without a prior grant of planning permission.

Reason: To ensure that adequate private open space is available to serve the proposed house, in the interest of the residential amenity of future occupants.

6. The construction of the house 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:
- (a) design and supervision of works on or in the vicinity of boundary walls by a suitably qualified and experienced structural engineer,
 - (b) protection measures for shared boundaries,
 - (c) hours of working,
 - (d) details of appropriate mitigation measures for noise, dust and vibration,
 - (e) off-site disposal of construction and demolition waste,
 - (f) details of car parking facilities for site workers during the course of construction,
 - (g) details of the timing and routing of construction traffic to and from the construction site to include proposals to facilitate the delivery of abnormal loads to the site, and
 - (h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.

Reason: In the interest of amenities, public health and safety.

Note: Please notify the parties in accordance with the provisions of Section 34(13) of the Planning and Development Act.

Board Member: _____ Date: 19th July 2016
Fionna O' Regan