



## Board Direction

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**Ref: PL61.246593**

The submissions on this file, including the applicant's response to the Board's Section 132 notice of 11<sup>th</sup> October 2016, which was received on the 21<sup>st</sup> day of November 2016, together with the response from the appellants' agent received on the 12<sup>th</sup> day of December, were considered at a further Board meeting held on January 9<sup>th</sup> 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

In deciding not to accept the Inspector's original recommendation to refuse permission, the Board considered that the revised proposals submitted by the applicant on 21<sup>st</sup> November 2016, in response to the Board's Section 132 Notice of 11<sup>th</sup> October 2016, adequately resolved the concerns outlined in the Inspector's report and recommendation.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, as modified in the revised plans and particulars, 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 amenities of adjoining residential properties and would not be out of character with the pattern and design of development in the area. The proposed development would, therefore, 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, as amended by the revised plans and particulars submitted to An Bord

Pleanála on the 21<sup>st</sup> day of November 2016, 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. All existing trees on site, whose removal is not physically necessitated in order to carry out the permitted development, shall be carefully retained. Such trees shall be adequately protected during the period of construction in accordance with BS: 5837. Such measures shall include a protection fence which shall be erected, beyond the branch spread of these trees, before any demolition or construction works commence on the site. No construction work or storage shall be carried out within the protective barrier.

**Reason:** In the interests of visual amenity and to ensure the protection of residential amenities of adjoining properties.

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. Roof colour shall be blue-black or dark grey only, including ridge tiles.

**Reason:** In the interest of protecting the residential amenities of surrounding properties.

4. Site development and building works shall be carried only out between 08.00 hrs and 18.00 hrs Mondays to Fridays excluding bank holidays and between 08.00 hrs and 13.00 hrs on Saturdays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In the interest of protecting the residential amenities of adjoining properties.

5. 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.

6. As PA condition no. 2 (with reason)

7. As PA condition no. 7 (with reason)

Board Member: \_\_\_\_\_

Philip Jones

Date: 10<sup>th</sup> January 2017