



Board Direction

Ref: 29S.246644

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th, August 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 the nature, scale and design of the proposed development, the configuration of the site and the existing character and 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 residential or other amenities of the surrounding area, would visually integrate into the existing streetscape in a satisfactory manner, would provide for a satisfactory level of amenity for future occupants of the dwelling and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Std. P and P and Reason
2. The walk-in wardrobe for the upper floor bedroom 2 shall be omitted and provision shall be made for installation of window to match the window for Bedroom 1 in the elevation facing onto Ramparts Lane. The window in the elevation facing the internal court yard shall be obscure glazed. Revised drawings providing for these modifications shall be submitted to and agreed in writing with the planning authority prior to the commencement of the development.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all external finishes shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. Std. WaterDrain and Reason

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: To allow for planning review of possible future development proposals owing to the limitations of the site configuration and size.

6. Std. CMP and Reason (include hours)

7. Std. DWMP

8. 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. 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 Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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: 24th, August 2016
Paddy Keogh