



An
Bord
Pleanála

Board Direction

PL06F.246675

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 19th 2016.

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

Reasons and Considerations

Having regard to the Zoning Objective "RS" for the area in the Fingal County Development. Plan 2011-2017, to the planning history of the subject site and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the Claremont Road neighbourhood, or of the property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. The temporary timber panels, as shown on Drawing number 16.029.001, submitted to the planning authority on the 15th day of March 2016, shall be replaced with a block wall, which shall be capped and rendered with a smooth plaster finish, to match the finish of the existing wall. This work shall be carried out within six months of the date of this permission.

Reason: In the interest of the visual amenities of the area.

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive,

between 0800 and 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 residential amenities of property in the vicinity.

Please include, in the covering letter with the order, a reminder of the provisions of Section 34 (13) of the Act.

Board Member: _____
Philip Jones

Date: 19th September 2016