



Board Direction

Ref: PL06D.247248

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 20th, 2016.

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

Reasons and Considerations

Having regard to the nature and extent of the modified and reduced development proposed and of the existing building on site, to the site's 'residential' land-use zoning and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development, as submitted to the Board on the 12th September 2016, would not seriously injure the residential amenities of the area or of property in the vicinity. 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 further plans and particulars submitted to An Bord Pleanála on the 12th September 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. The en-suite, bathroom, stairwell and hall windows at first floor on the eastern and western elevation shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property

3. Standard external finishes general.

Reason: In the interest of the visual amenity.

4. 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.

5. (i) The new 3.5m wide vehicular entrance shall be centred along the front boundary of No. 104 Roebuck Road and the gates shall be inward opening only.

(ii) The footpath in front of the new driveway vehicle entrance shall be dished and strengthened at the developer's expense in accordance with the requirements of the Roads Maintenance and Roads Control Section of the planning authority.

Reason: In the interest of traffic safety.

6. That all necessary measures be taken by the contractor, including the provision of wheel wash facilities, to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

7. 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.

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.

Note: The Board concurred with the Inspector that the proposed revisions submitted to the Board at appeal stage were modest in scale, resulted in a reduction of overall floor area/building volume and were beneficial in terms of impacts on the amenities of adjacent residents. The Board agreed with the Inspector that further public notices would not be necessary in this instance.

Board Member: _____ Date: December 20th, 2016
Nicholas Mulcahy

Please issue copy of direction with order.