



An
Bord
Pleanála

**Board Direction
PL29S.247316**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 6th 2017.

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

- 1.1. Having regard to the location of the proposed development in a built up area and on a site zoned for residential purposes, and the nature and scale of the development, it is considered that subject to compliance with the conditions set out below, the proposed development would not detract from the visual or residential amenities of the area, would not detract from the character of the adjoining residential conservation area, would be acceptable in terms of traffic and pedestrian safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 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 on the 4th day of August 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 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 interests of clarity.

2. Prior to commencement of the development a sample of the brick finish to be used on the external walls of the houses and the boundary walls of the site shall be submitted to and agreed in writing with the planning authority.

Reason: In the interests of visual amenity.

3. The en-suite, bathroom and dressing room windows at first floor level in the north-west and south-east elevations shall be permanently fitted and maintained with obscure glazing.

Reason: To prevent overlooking of adjoining residential property.

4. The side passages shown adjacent to the garages on Drawing No's 3136/07B, 3136/11B, and 3136/12 received by the planning authority on August 4th, 2016 shall be omitted from the scheme. The garages and dwellings shall be positioned centrally on the site and directly adjacent to each other to details to be submitted to and agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interests of privacy.

5. Prior to commencement of development the developer shall submit a landscaping plan for written agreement with the planning authority showing proposals for screen planting, which shall comprise native species (to include details of species, variety, number, spacing etc) to be provided along the rear and side boundaries of the site. The scheme shall not include cupressocyparis x leylandii.

Reason: In the interests of residential and visual amenity.

6. The driveway entrances shall be at least 2.5m and shall not exceed 3.6m in width and shall not have outward opening gates.

Reason: In the interests of traffic safety.

7. Water supply and drainage arrangement including the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health.

8. Site development and building works shall be carried out only between the hours of 07.00 am to 18.00 hours Monday to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall be allowed only in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of adjoining property in the vicinity.

9. Prior to commencement of the development a Construction Management Plan shall be submitted to and agreed in writing with the planning authority. The plan shall include details of intended construction practice, proposals for traffic management, noise management and measures for off-site disposal of construction/demolition waste.

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

10. The developer shall pay to the planning authority a financial contribution of €30,412.80 (thirty thousand four hundred and twelve euro and eighty cent) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that it 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. The application of any indexation required by this condition 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.

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.

11. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision satisfactory completion and maintenance until taken in charge by the local authority of services required in connection with the proposed development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion and maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement shall be referred to an Bord Pleanála for agreement.

Reason: To ensure the satisfactory completion of the development.

**Board
Member**

Date:06.02.17

Paul Hyde