



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.247473**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 24<sup>th</sup> 2017.

The Board decided, by a vote of 2 to 1, 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 pattern of development in the vicinity of the site, to the planning history of the subject site, and to the nature, scale and extent of the proposed development, and having regard to the provisions of the current Development Plan for the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of property in the vicinity, would comply with the provisions of the Development Plan, and would be acceptable in terms of traffic safety and convenience. 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, 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 proposed development shall be amended as follows:-

A car parking space, located entirely within the site (and not projecting onto the right of way) with minimum dimensions 3 metres x 4.8 metres, shall be provided. The ground floor footprint and internal layout shall be revised if necessary to accommodate this space.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of traffic and pedestrian safety, and because the size of the proposed car parking provision is inadequate.

3. The external wall finish of the proposed development shall be in brick throughout, and the proposed stone cladding finish shall be altered to brick. The colour of the brick shall be as close as possible to the red brick used on adjoining dwellings

**Reason:** In the interests of visual amenity and architectural harmony.

4. Details of all boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

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. Site development and building works shall be carried only out between 08.00 hours and 18.00 hours Mondays to Fridays excluding bank holidays and between 08.00 hours and 13.00 hours 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.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of clarity, orderly development and amenity.

8. S. 48 development contribution (unspecified amount)

**Board Member**

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Philip Jones

**Date:** 24<sup>th</sup> January 2017