



An
Bord
Pleanála

**Board Direction
PL27.247505**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 13th 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

Having regard to the nature and scale of the proposed development, its location within the village boundaries, the pattern of existing and permitted development in the area, and to the existing residential zoning objective of the site as set out in the Ashford Town Plan, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not interfere with the character of the area, and would be acceptable in terms of pedestrian and traffic safety. 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 on the 12th day of April, 2016, on the 17th day of June, 2016 and on the 6th day of October 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. (a) The roofs of the proposed dwellings shall be blue-black or slate-grey in colour throughout (including ridge tiles) using slates or flat-profile tiles only.
- (b) The external walls shall be finished in smooth or wet-dash render only, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

3. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Any external lighting shall be cowled and directed away from the site boundaries. Low-level lighting shall be employed along the new access roadway. Such lighting shall be provided prior to the substantial completion of the proposed dwellings.

Reason: In the interest of amenity and public safety.

4. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the

provision of broadband infrastructure within the proposed development, to details to be submitted to, and agreed in writing with the planning authority.

Reason: In the interest of visual and residential amenity.

5. Site development and building works shall be carried out only between the hours of 08.00 to 18.00 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 will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

6. 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.

7.
 - (a) All foul sewage and soiled water shall be discharged to the public foul sewer.
 - (b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.

Reason: In the interest of public health.

8. Proposals for an estate/street name, housing numbering scheme and associated signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Thereafter, all

estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s)

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place-names for new residential areas.

9. 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 interest of public safety and residential amenity.

10. As PA no 11

11. As PA no 12

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, and other services required in connection with the development, until taken in charge by the authority, and the satisfactory compliance with the conditions of this permission, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The amount of the security shall be €142,500.

Reason: To secure the satisfactory completion of the development until such time as it is taken in charge, and to ensure a proper standard of development.

13. 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. 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.

Board Member

Date: 13th March 2017

Philip Jones