



Board Direction

Ref: 17.247656

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, April 2017.

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

Reasons and Considerations

Having regard to the residential zoning objective for the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of form and layout, would not be prejudicial to public health 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, as amended by the drawings received by the planning authority on 29th day of 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 the 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) Houses numbers 19 and 20 as indicated on Drg. No. PA-2000X received by the planning authority on 29th, September 2016 shall be omitted from the proposed development and this portion of the site shall be incorporated into the adjoining area proposed as public open space to serve the proposed development. Details of the necessary revision to the proposed layout shall be submitted to and agreed in writing with the planning authority prior to the proposed development.

Reason: In order to provide an adequate area of public open space to serve the proposed development.

- (3) Per p.a. c. No. 13 and Reason

- (4) Details of the materials, colours and textures of all external finishes to the proposed houses shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Roofs shall be blue/black or slate grey in colour only including ridge tiles.

Reason: In the interest of visual amenity.

- (5) Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

- (6) 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. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual and residential amenity.

- (7) The internal road network serving the proposed development including turning bays, junctions, parking areas, footpath, kerbs, traffic calming measures and footpath dishing shall comply with detailed standards of the planning authority for such works.

Reason: In the interest of amenity and traffic and pedestrian safety.

- (8) Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

- (9) Parking for the proposed development shall be provided in accordance with a detailed parking layout which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. All car parking spaces shall have minimum dimensions of 2.5 by 5 metres.

Reason: In the interest of orderly development.

- (10) Std. House numbering/street naming condition and Reason

- (11) Site development and building works shall be carried out only between the hours of 0800 hours to 1900 hours Monday to Friday inclusive between 0900 to 1300 hours on Saturday and not at all on Sundays or Public Holidays.

Reason: In the interests of residential amenity

- (12) 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 public safety and residential amenity.

- (13) Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which will be submitted to, and agreed in writing with the planning authority prior to the commencement of development. This plan shall be prepared in accordance with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the region in which the site is situated.

Reason: In the interest of sustainable waste management.

(14) Std. Part V and Reason

(15) Std. S. 48 (unspecified) and Reason

(16) 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 and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or 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 determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

Board Member: _____ Date: 10th, April 2017
Paddy Keogh