



An
Bord
Pleanála

Board Direction
PL 28.247890

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th April 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 land-use zoning of the site, the existing pattern of development on the site and in the vicinity, and the nature, scale and design of the proposed new dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development and that to be retained would be acceptable in terms of traffic safety and convenience of road users, would not be injurious to the visual amenity of the area or seriously injure the residential amenity 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 retained, 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 23rd November 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 existing dwelling and the new dwelling permitted by way of this grant of planning permission shall each be used solely as single residential dwelling units only.

Reason: In the interest of residential amenity.

3. (a) The windows serving all bathrooms, en-suites and walk-in wardrobes shall be permanently fitted and maintained with obscure or stained glass.

(b) The hall / landing first floor window on the eastern elevation of the proposed dwelling shall be permanently fitted and maintained with obscure or stained glass.

Reason: In the interests of residential 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. Proposed boundary walls shall be capped and finished in materials matching the existing wall along the front of the existing dwelling.

Reason: In the interests of residential and visual amenity.

7. (a) The construction of the development shall be managed in accordance with a Construction Environmental 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.

(b) Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 09.00 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 the interests of public safety and residential amenity

8. s48 unspecified std.

Board Member

Date: 11th April 2017

Conall Boland