



Board Direction

Ref: 03.248031

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th, May 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 planning history and to the extent and nature of the proposed development, it is considered that subject to compliance with the conditions set out hereunder, the proposed development would not be prejudicial to public health, would not seriously injure to the residential amenities of properties in the vicinity, would satisfactorily integrate with the existing established development at Riverside, and 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 lodged with the planning authority on 22nd December, 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. Prior to the commencement of development on the site, unless the written agreement of the planning authority has been obtained to confirm that upgrade works to the sewer network serving the development has been carried out to the satisfaction of the planning authority. No surface water emanating within the site is to be discharged to the foul sewer.

Reason: In the interest of clarity, orderly development and public health.

3. (a) The rear return of the proposed dwelling shall be modified to provide solely for a ground floor return which does not exceed four metres in height.
(b) The side window serving bedroom No. 2 and the side window serving the Master bedroom shall be omitted. The internal floor space at first floor level shall be rearranged to provide for the incorporation of the floor space of proposed bedroom No. 2 into other bedrooms.

Prior to the commencement of development, the applicant shall submit revised plan, section and elevation drawings to the planning authority for written agreement.

Reason: In the interest of the visual amenities of the area and the residential amenities of properties in the vicinity.

4. (a) Details of the proposed boundary treatment including materials and finishes and for hard and soft landscaping within the perimeter of the site shall be submitted to and agreed with the planning authority prior to the commencement of the development.

(b) A maximum of 2 car parking spaces shall be provided within the site.

Reason: In the interest of the visual amenities of the area and the residential amenities of properties in the vicinity.

5. Details of colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

6. Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 hrs and 1400 hrs on Saturdays only. 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 the amenities of the area and clarity.

- 7 A drop kerb shall be provided along the entirety of the site frontage in accordance with the requirements of the planning authority at the applicant's own expense.

Reason: In the interest of public safety and amenity.

- 8 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.

- 9 The developer shall pay to the planning authority a financial contribution of 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 in respect of the retail unit only and 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: 17th, May 2017
Paddy Keogh

