



An
Bord
Pleanála

Board Direction
PL29N.248049

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 2nd 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 zoning objective, the design, layout and scale of the proposed development/ development to be retained, and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by revised plans and particulars received by An Bord Pleanála on the 22nd day of February 2017, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of clarity.

2. (a) The dormer window hereby permitted shall be fitted permanently with obscure glass.

(b) The terracotta coloured ridge tiles on the roof of the entire development shall be replaced by blue/black coloured ridge tile within 3 months of the date of this order.

Reason: In the interests of residential amenity.

3. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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 residential amenities of property in the vicinity

**Board
Member**

Date:03.05.17

Paul Hyde