



An
Bord
Pleanála

**Board Direction
PL06D248339**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22 August, 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

The Board considered that the proposed development, given the existing use of the site and the pattern of development in the area, would not seriously injure the residential amenity of the area, would be acceptable in terms of traffic safety and convenience, would provide a satisfactory approach to surface water drainage commensurate with the scale of the development and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, given the relatively small increase in roof area proposed, the additional attenuation measures proposed (as amended in the further information submitted to the planning authority on 10 January 2017), would be effective and would be commensurate with the scale of the proposed development. The overall net impact of the proposal would be an improvement in surface water management on the site.

Conditions

1. Partic (further plans received by the planning authority 10 January 2017)
2. Details of colours and textures of all the external finishes for all proposed new build, inclusive of samples, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

3. LAN 3 – The landscaping scheme as illustrated in the landscape masterplan, planting plan and landscape details submitted to the planning authority on 10 January 2017 - within first planting season etc
4. The hours of illumination of the site lighting and signage shall be agreed in writing with the planning authority prior to the commencement of development.

Reason:- In the interests of residential amenity

5. URBANWATERRDRAIN
Water supply and drainage including the disposal of surface water, shall comply with etc.
6. CONSTHOURS
7. CMP1
8. CDW
9. Section 48 (unspecified)

Board

Date:24.08.17

Member

Terry Prendergast