



An  
Bord  
Pleanála

**Board Direction**  
**PL 92.248535**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> September 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 nature of the site on lands zoned for residential purposes, the Board is satisfied that the development proposed for retention is in keeping with the existing character and pattern of development in the immediate area. Subject to compliance with the conditions set out below, it is considered that the proposed development would not seriously injure the amenities 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 carried out in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars received by the planning authority on the 30th day of March 2017 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2.

(a) Within one month of the grant of permission, the developer shall provide to the local authority a report by a suitably qualified structural engineer in respect of the structural stability of the existing wall along the western boundary of the appeal site.

(b) Arising from the detail of the structural survey outlined in 2(a) above the developer shall provide within 2 months of the date of grant of permission, a consistent wall of 1.65m along the rear western site boundary, running from a position aligned with the front elevation of no.69 Ciamaltha Meadows as far as the rear boundary. The wall shall be suitably plastered and capped on both sides.

(c) Within two months of the grant of permission the appeal site boundary to Thomond Place to the north shall be suitably repaired, repainted, and maintained thereafter.

Reason: In the interest of orderly development and the visual amenities of the area.

3. The site shall be landscaped, using only indigenous deciduous trees and hedging species in accordance with details which shall be submitted to and agreed in writing with the planning authority within two months of the date of permission. In addition to normal landscaping requirements:

a) The scheme shall include the establishment of a hedgerow along the rear boundaries of the site.

b) The soft landscaped front 'lawn' areas as shown on the drawing entitled 'Subdivision of Thomond Lodge' received by PA on 2<sup>nd</sup> February 2017 shall be provided to the front of both residential units.

Reason: In the interest of residential and visual 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. The developer shall pay to the planning authority a financial contribution 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, as amended. The contribution 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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:** 20<sup>th</sup> September 2017

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Conall Boland