



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.248563**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 31<sup>st</sup> August 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 and scale of the proposed development comprising alterations and extensions to two neighbouring dwellings with revised vehicular accesses, to the pattern of development in the vicinity, to the planning history of the site and adjoining landholdings it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would be the consistent with the provisions of the City Development Plan 2016-2022 and with 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 submitted on the 5<sup>th</sup> day of April 2017, 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 proposed development shall be modified, and shall be submitted to, and agreed in writing with, the planning authority, as follows:
  - (a) the rear gardens of no. 6 and of no.8 Larkfield Park shall each be a minimum of 50-sq.m private open space provided for the sole use of no.6 and no.8, respectively,
  - (b) the proposed porch to no.6 and the proposed porch to no.8 shall be omitted from the development.
  - (c) the rear boundary parameter of no.6 and no.8 shall be not less than 1.8m high
  - (d) northwest-facing and southeast-facing 2-storey elevations adjacent to the party boundary with no.4 and no.10 Larkfield Park shall be of parapet design.

**Reason:** To provide for an appropriate level of residential amenity for each of the proposed extended dwellings, to accommodate vehicular access and off-street car parking for 1no. vehicle within the curtilage of each dwelling, and in the interest clarity and visual amenity and to prevent encroachment of development onto neighbouring properties.

3. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture, other than the northwest facing and southeast

facing 2-storey walls adjacent the party boundaries with no.4 and no.10 Larkfield Park, respectively, which shall comply with Condition 2(d) of this order.

**Reason:** In the interest of visual amenity.

4. The proposed first floor rear facing window to the room indicated as HP (westernmost window) at no.6 Larkfield Park shall be omitted from the proposed development and the window opening replaced with wall to match the adjacent wall area.

**Reason:** To protect the amenities of the adjoining property.

5. Walls to the front of the site shall not exceed 1.2m and shall be capped and finished in render on both sides.

**Reason:** In the interest of clarity.

6. Water supply and drainage arrangements, including the 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.

7. (a) All alterations to the existing bus stop shall be agreed in writing with the Planning Authority and shall be carried out at the developer's own expense prior to the opening of the vehicular entrance to no.8 Larkfield Drive.  
(b) The vehicular entrance gates shall be inward opening only.  
(c) The dishing of the footpath and kerb at the vehicular entrance shall be to the standard required by the planning authority for such works.  
(d) All costs incurred by the planning authority, including works and any repairs to the public road and services necessary as a result of the

development shall be at the developer's expense.

**Reason:** To ensure a satisfactory standard of development.

8. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 to 1400 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 order to safeguard the residential amenities of property in the vicinity.

9. The construction of the development shall be managed in accordance with a Construction 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

10. 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 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:**

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Eugene Nixon