



An  
Bord  
Pleanála

**Board Direction**  
**PL10.248651**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23<sup>rd</sup> October 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 proposed development and the existing use on the site, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would be acceptable in terms of traffic safety and convenience 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 submitted on the 13<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 interests of clarity

- 2 The overall layout of the development, and in particular the internal road network, shall be carried out in accordance with the proposed plan submitted to the Board on the 6<sup>th</sup> day of July 2017 on drawing number 151083(1)/SK/17 Rev. P1. Details relating to the precise location of the exit point onto the public road, and any revisions in relation to traffic management on the regional road, location of kerbs and bollards and other traffic calming measures shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of any development works.

**Reason:** in the interest of clarity and in the interests of traffic safety.

- 3 The site shall be landscaped in accordance with the scheme of landscaping submitted to the planning authority on the 13<sup>th</sup> day of April 2017. Precise details in relation to site boundaries, in particular the southern boundary of the site, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of any development works on the site. A timescale of the implementation of the scheme shall also be submitted. The applicant shall be responsible for the replacement of any failures of species should they occur.

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

- 4 All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

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

- 5 Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 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

- 6 Details of the materials, colours and textures of all the external finishes to the proposed buildings 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.

- 7 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, noise management measures and off-site disposal of construction/demolition waste.

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

- 8 Public lighting relating to the proposed development shall be provided in accordance with the details submitted by the applicant on the 13<sup>th</sup> day of April 2017. All lighting shall be installed in a manner to avoid overspill of lighting onto adjoining properties.

**Reason:** In the interests of the protection of the amenity of adjoining properties and in the interests of public safety.

**Board Member**

**Date:** 23<sup>rd</sup> October 2017

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John Connolly

**Note:** Section 34(13) of the Planning and Development Act, 2000 (as amended) provides that *“A person shall not be entitled solely by reason of a permission under this section to carry out any development.”*