



An  
Bord  
Pleanála

**Board Direction**

**PL93.248911**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</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 established pattern of development in the vicinity of the appeal site, including the construction of similar type development on the adjoining site to the west, it is considered that, subject to compliance with the conditions set out below, the development would not be contrary to the proper planning sustainable development or injurious to the residential amenities of properties in the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. 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 1300 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.

3. Details of the materials, colours and textures of all the external finishes to the proposed development 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.

**Board Member**

**Date:** 6<sup>th</sup> October 2017

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Maria FitzGerald