



An
Bord
Pleanála

Board Direction
PL29S.249139

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th December, 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 use of the site for residential purposes, it is considered that subject to compliance with the conditions set out below, the proposed development would not detract from the visual or residential amenities of the area and would not detract from the character or setting of the Protected Structure or its curtilage 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 received by the Board on the 29th day of August 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 the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. The additional storey to the existing rear return shall be omitted from the development. Revised plans showing compliance with this condition shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: To protect the character of the protected structure and the form and pattern of the existing terrace.

3. All works to the protected structure, to the outbuilding to the rear and works to relocate the access door to the rear laneway shall be carried out under the supervision of a Conservation Architect. Prior to the commencement of any work on the site a method statement shall be submitted for the written agreement of the planning authority detailing proposed works, procedures to be followed and the materials to be used.

Reason: In order to protect the character and setting of the protected structure.

4. The use of the proposed recreational building to the rear shall be restricted to purposes incidental to the enjoyment of the dwelling and shall not be used for human habitation, for commercial or industrial purposes or for the housing of animals.

Reason: In the interests of residential amenity.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, no development falling within Class 1 or Class 3 of Part 1 of Schedule 2 of the Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

Reason: In the interests of residential and visual amenity and in order to ensure that a reasonable amount of private open space is retained for the occupants of the dwelling.

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 interests of public health.

7. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 hours Monday to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall be allowed only in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of adjoining property in the vicinity.

8. Prior to commencement of development, a Construction Management Plan shall be submitted to and agreed in writing with the planning authority. The plan shall include details of intended construction practice, proposals for traffic management, noise management and measures for off-site disposal of construction/demolition waste.

Reason: In the interests of amenities, public health and safety.

Board Member

Date: 7th December 2017

Eugene Nixon