



An
Bord
Pleanála

Board Direction
PL06F.249283

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd January 2018.

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

Generally as per Inspector's recommendation.

Conditions

1. Plan Partic (include FI 8/8/2017)

2. The proposed development shall be modified as follows:
 - a. The proposed attic level of the extension shall be omitted.
 - b. The height of the rear extension shall not exceed the height of the walls of the existing dwelling
 - c. The roof of the rear extension shall be hipped in form and finished with an eave detail on both sides and at the rear, and roof planes shall have a 30 degree pitch rising from the eaves.
 - d. Only one roof light is permitted to serve the extension. This shall be located on the rear roof plane.

Revised drawings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity and orderly development.

3. 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.

4. 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.

Reason: In the interest of visual amenity

5. As per PA c.9

6. 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.

7. 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

Note: s 34(13) note to issue on cover letter.

Board Member

Date: 3rd January 2018

Conall Boland