



An
Bord
Pleanála

Board Direction
BD-000762-18
ABP-300467-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/2018.

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

Having regard to the provisions of the County Louth Development Plan 2015 to 2021, and to the nature, and scale of the proposed development, it is considered that subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of the area or of property in the vicinity or give rise to a traffic hazard. The proposed development 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 Information that was received by the planning authority on the 6th day of November 2017 and the applicant's response submission that was received by An Bord Pleanála on the 23rd day of January 2018, 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 flat roof areas located over the single storey sections of the proposed house shall not be used as an amenity area or for sitting out.

Reason: In the interest of residential and visual amenity.

3. The landscaping scheme for the site boundaries shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and native hedgerow species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

4. The developer shall comply with the following transportation requirements:
 - (a) Adequate visibility shall be made available and maintained for a minimum of 33m on either side of the entrance from a point 2.0m back from the edge of the carriageway over a height of 1.05m above road level measured from the edge of the carriageway and no impediment to visibility shall be placed, planted or allowed to remain within the visibility triangle.
 - (b) The developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the

construction work and shall either make good any such damage forthwith to the satisfaction of the planning authority or pay for the cost of making good any such damage.

Reason: In the interests of orderly development and road safety.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of Irish Water and the planning authority for such works and services as appropriate.

Reason: In the interest of public health and to ensure a proper standard of development.

6. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of property in the vicinity.

7. The site works and building works required to implement the development shall only be carried out between 7.00 hours and 18.00 hours, Monday to Friday and between 08.00hours and 14.00 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of adjacent dwellings.

8. S.48 Unspec.

Board Member

Date: 23/07/2018

Stephen Bohan