



An
Bord
Pleanála

Board Direction
BD-000874-18
ABP-300580-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2018.

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 planning history of the site, the pattern of development in the vicinity, the detailed design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not comprise overdevelopment of the site, adversely impact on the amenity of nearby residential property and would not give rise to 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 plans and particulars submitted on the 19th day of June 2017 and the 25th day of October 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 interest of clarity

2. Prior to the commencement of development, revised plans shall be submitted to the planning authority for written agreement, to replace the first-floor window in the southern gable end of house no. 2 with a high-level window/window with opaque glazing or alternative treatment to prevent overlooking to the south.

Reason: In the interest of residential amenity.

3. Prior to the commencement of development:
 - i. A detailed method statement for the construction of the proposed retaining wall for the development shall be submitted to the planning authority for written agreement.
 - ii. The temporary fence shall be erected on the southern boundary of the site and maintained on site for a period of 3 years, following completion of the landscaping of the site.

Reason: In the interest of visual amenity and to protect trees.

4. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services. In this regard, prior to the commencement of development, arrangements for the disposal of surface water shall be submitted to the planning authority for written agreement. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs,

paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent pollution.

5. 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.

6. The site shall be landscaped in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include details of the species, variety, number, size and locations of all proposed trees and shrubs. Planting shall comprise predominantly native species. Cupressocyparis x leylandii shall not be used on any part of the site. 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 species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

7. Prior to the commencement of development, details of the materials, colours and textures of all the external finishes shall be submitted to the planning

authority for written agreement. The roof colour of the proposed house shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.

Reason: In the interest of visual amenity.

8. Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

9. 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 amenities of property in the vicinity.

10. Prior to the occupation of the residential units, all roads, open spaces, overhead lighting and other services (including road drainage) shall be completed in accordance with the plans, particulars and conditions of the permission.

Reason: In the interest of public health and safety, traffic safety and visual and residential amenity.

11. 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.

Board Member

Date: 08/08/2018

Michelle Fagan