



An  
Bord  
Pleanála

**Board Direction**  
**BD-000960-18**  
**ABP-301169-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2018.

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 nature, scale and design of the proposed development, noting the orientation and separation distances which would result, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining properties. 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 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 interest of clarity.

2. (a) The first floor windows on the northern elevation shall consist of obscure glass only.

(b) The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. The 2 metre screen wall proposed along the northern site boundary, shall be completed, plastered and capped prior to the commencement on works relating to the proposed extension.

**Reason:** To ensure the existing privacy and amenities of the neighbouring dwelling are maintained.

4. Water supply and drainage arrangements, including 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

5. All service cables associated with the proposed development (such as electrical, telecommunications) shall be located underground.

**Reason:** In the interests of visual and residential amenity.

6. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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

**Board Member**

**Date:** 21/08/2018

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Stephen Bohan