



An
Bord
Pleanála

Board Direction
BD-001281-18
ABP-301375-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2018.

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 zoning objectives for the area and the pattern of development in the area it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would be acceptable in terms of traffic safety and convenience 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 planning authority on the 26th day of January, 2018 and 16th day of February, 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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of proper planning and sustainable development.

2 Any attic floorspace on the proposed development which does not comply with Building Regulations in respect of habitable standards shall not be used for human habitation and shall only be used for storage purposes.

Reason: In the interest of orderly development.

3 Details of the proposed numbering of the dwelling shall be agreed in writing with the planning authority prior to the occupation of the dwelling.

Reason: In the interest of orderly development.

4 Details of the materials, colours and textures of all external finishes to the proposed development shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5 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.

6 Prior to the commencement of the proposed dwelling, the footpath works to be carried out within the private road as detailed on drawing number 163028-3020 shall be implemented to the satisfaction of the planning authority.

Reason: In the interest of orderly development and the proper planning and sustainable development of the area.

7 The dividing/boundary wall between driveways shall not exceed a height of 0.9 metres and details of the finishes of the walls shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

8 Site development and building works shall be carried out between the hours of 0800 hours to 1900 hours Monday to Friday inclusive and between 0800 hours and 1400 on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall 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 properties in the vicinity.

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

Reason: In the interest of visual and residential amenity.

10 S48 Unspecified

Board Member

Date: 08/10/2018

Paul Hyde