



An  
Bord  
Pleanála

**Board Direction**  
**BD-001435-18**  
**ABP-301546-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2018.

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 planning history of the site and the existing pattern of development on the site and in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development to be completed and retained would not be injurious to visual amenity of the area or injure residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and completed 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. The development shall comply with the terms and conditions of planning permission Reg. Ref. No. 16/5812 which governs the overall development of the lands of which the site forms part, save where amended by the terms and conditions herein.

**Reason:** In the interest of clarity.

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. Surface water from the site shall not be permitted to drain onto the adjoining public road.

**Reason:** In the interest of traffic safety.

5. (a) The entrance shall be recessed a minimum of 4.5m from the front boundary fence and side walls shall be splayed at an angle of 45 degrees and walls and piers shall not exceed a height of 1 m over the level of the adjoining public road.

(b) The carriageway of the public road shall not be raised, lowered or otherwise altered at its junction with the access driveway to the proposed dwelling.

(c) The gradient of the access driveway shall not exceed 3% for the first seven metres adjacent to the carriageway of the public road.

(d) Side walls and piers of the entrance and any new road boundary shall be of (a) local natural stone, (b) sod and stone or (c) earth berm with hedge of indigenous species planted on top at 60 cm intervals.

(e) Any gates shall open inwards, only.

(f) Sight distance of 120m to the north and 120m to the south shall be provided from centre point of entrance 2.4m back from the public road edge. No vegetation or structure shall exceed 1m in height within the sight distance triangle.

**Reason:** In the interest of traffic safety and visual amenity.

6. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

**Reason:** In the interest of public health.

7. That all necessary measures be taken by the contractor, including the provision of wheel wash facilities, to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

8. (a) The construction of the development shall be managed in accordance with a Construction Environmental 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, including noise management measures and off-site disposal of construction/demolition waste.

(b) Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 09.00 to 14.00 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 the interests of public safety and residential amenity

**Board Member**

**Date:** 23/10/2018

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Paul Hyde