



An
Bord
Pleanála

Board Direction
BD-002103-19
ABP-302066-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2019.

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 of the development, the pattern of development in the vicinity and proposals for other development in the immediate area; the overall enhancement of the public realm which the proposed development seeks to achieve and attain, it is considered that the proposed development would not seriously injure the amenities of the area or property in the vicinity and would generally be acceptable in terms of traffic safety and convenience. 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 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. Water supply and drainage arrangements, shall comply with the requirements of the planning authority for such works and services and prior to the commencement of commencement of development works the applicant shall liaise with the drainage department of the local authority in relation to any specific requirements to be carried out and undertaken.

Reason: In the interest of public health.

3. The road and other surfaces and other measures including the provision of shared surfaces, bicycle parking, pedestrian crossing, paving and kerbs, and all associated landscaping shall be in accordance with the detailed standards of the planning authority for such works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

4. Site development and building works shall be carried out only between the hours of 0700 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 residential amenities of property in the vicinity.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by

the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

Board Member

Date: 14/01/2019

Stephen Bohan