



An
Bord
Pleanála

Board Direction
BD-002093-19
ABP-302425-18

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 residential zoning objective for the area and the pattern of development in the area, to the planning history of the site and to the design and scale of the proposed development it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would 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. The proposed development shall be amended as follows:

The room indicated as Sun Room on the southern side of the southern dwelling shall be omitted and no part of the permitted development shall be sited within 5 metres of the southern site boundary.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity.

3. The existing hedgerow and tree planting along the south and south western site boundaries shall be retained and maintained by the developer and the existing laurel hedgerow adjoining Nos. 3, 4 and 5 Beech Park shall be maintained at a height of no more than 2.5 metres.

Reason: To screen the proposed development and to protect the residential amenities of adjoining properties.

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

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development the developer shall submit details of the attenuation and disposal of surface water on site for the written agreement of the Planning authority.

Reason: In the interest of public health.

6. All service cables associated with the proposed development shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1500 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.

8. All gable end windows above first floor level shall be fitted and thereafter permanently maintained with obscure glazing.

Reason: In the interests of residential amenity.

9. Prior to the commencement of development, an accurate survey of the mature beech tree located at the south east corner of the site shall be carried out by an arborist or landscape architect. The survey shall show the root protection area for this tree and measures for its protection during the construction works and shall be submitted for the agreement of the planning authority prior to commencement of development

Reason: To facilitate the identification and subsequent protection of trees to be retained on the site, in the interest of visual amenity.

10. S.48 Unspecified.

Board Member

Date: 11/01/2019

Paul Hyde