



An
Bord
Pleanála

Board Direction
BD-002201-19
ABP-302806-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2019.

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 location of the site within the settlement boundary, to orientation of the proposed two storey extension and the separation distance to adjoining property, it is considered that the proposed development would not be injurious to the amenities of residential property in the vicinity and would 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 submitted on 30 August 2018 by way of further information, 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. Before development commences the following matters shall be agreed with the planning authority:

- All external finishes
- Landscaping of the site, including the retention of trees on the site boundaries, as appropriate
- details of finishes to the site entrance and front boundary with the public road.

Reason: In the interest of visual and residential amenities.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 22/01/2019

Michelle Fagan