



An
Bord
Pleanála

Board Direction
BD-003232-19
ABP-303632-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6/6/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site in the settlement of Killumney, the design and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience and public health.. The proposed development would, therefore, be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development would be premature pending the availability of a public sewer to serve the existing development.

Conditions

1 Planpartic- including the plans and particulars submitted to the An Bord Pleanála on 04/02/2019.

2. Connections from the existing and proposed dwellings shall be made to the proposed public foul sewer network which is intended to service the area and the proposed wastewater treatment units serving the existing and proposed dwellings shall be decommissioned once the network is completed and the new connections made.

Reason: In the interest of public health.

3. Revised ground floor plan and north elevation, consistent with Drawing No. 1785-110 submitted to An Bord Pleanála on 4th February 2019, shall be submitted to the planning authority for written agreement.

Reason: In the interest of clarity.

4. Water supply arrangements, including the attenuation and disposal of surface water shall comply with the requirements of the pa for such works and services.

Reason: In the interest of public health.

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

Reason: In the interest of visual amenity.

6. Construction working hours

7. CMPs

8. S 48 unspecified.

Board Member

Date: 06/06/2019

Terry Prendergast