



An
Bord
Pleanála

Board Direction
BD-003211-19
ABP-303633-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5/6/2019.

The Board decided, by a majority of 5:2, 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 design, scale and finish of the proposed extension and to the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity, would not have an adverse impact property values, and would not adversely impact on the character of Protected Structures in the vicinity or the Residential Conservation Area. The proposed development, therefore, 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, 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 be revised as follows:

- a) The proposed window to the Gym at the Lower Ground Floor shall be omitted.
- b) The proposed terrace and glass balustrade at Upper Ground Floor level shall be permanently omitted.
- c) The proposed perforated cladding shall be permanently fixed and shall not be openable.

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 visual and residential amenity

3. PA condition 2 (b) – (e).

Reason: To safeguard the special architectural interest of the protected structure.

4. 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.

Reason: In the interest of public health

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 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

Board Member

Date: 05/06/2019

Terry Prendergast