



An
Bord
Pleanála

Board Direction
BD-003261-19
ABP-303688-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2019.

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 zoning objectives for the area and the established pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not seriously injure the amenities of the area or property in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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.

Reason: In the interest of clarity.

2. The full treatment of the door opening shown in the first-floor level of the rear extension of drawing, titled "contiguous rear elevation", which serves an

internal space referenced in the drawings as “family room” shall be agreed in writing with the Planning Authority within three months of the date of the Board’s Order.

Reason: In the interests of residential amenity and public safety.

3. Within two months of the date of the Board’s Order, the developer shall submit to, and agree in writing with, the Planning Authority an updated survey and remediation plan in relation to management and/or removal of any hazardous residue, including asbestos, on the site in question and adjoining properties, where appropriate.

Reason: In the interest of public health.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

5. The extension shall be used solely for purposes incidental to the enjoyment of the dwelling house and not for any residential subdivision, industrial, business or commercial purposes.

Reason: To protect the amenity of the area and to protect the integrity of the house as a single dwelling unit only.

6. The details of a rear boundary shall be submitted to, and agreed in writing with, the planning authority within 3 months of the date of the Boards Order.

Reason: In the interest of residential and visual amenity.

Board Member

Date: 11/06/2019

Dave Walsh