



An
Bord
Pleanála

Board Direction
BD-003349-19
ABP-304076-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2019.

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 extent of the development to be retained, the pattern of development in the area, it is considered that subject to compliance with conditions set out below, the development to be retained would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars. se matters shall

be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The house to be used as a single dwelling unit.

Reason: In the interest of clarity.

3. The dwelling shall be not be used for short-term tourist accommodation.

Reason: In the interest of residential amenity

4. (a) Amplified music or other specific entertainment noise emissions from the premises shall not exceed the background noise level by more than 3 dB(A) during the period 0800 to 2200 hours and by more than 1 dB(A) at any other time, when measured at any external position adjoining an occupied dwelling in the vicinity. The background noise level shall be taken as L90 and the specific noise shall be measured at LAeq.T.

(b) The octave band centre frequencies of noise emissions at 63 Hz and at 125 Hz shall be subject to the same locational and decibel exceedence criteria in relation to background noise levels as set out in (a) above. The background noise levels shall be measured at LAeqT.

(c) The background noise levels shall be measured in the absence of the specific noise, on days and at times when the specific noise source would normally be operating; either

- (i) during a temporary shutdown of the specific noise source, or

(ii) during a period immediately before or after the specific noise source operates.

(d) When measuring the specific noise, the time (T) shall be any five minute period during which the sound emission from the premises is at its maximum level.

(e) Any measuring instrument shall be precision grade.

Detailed plans and particulars indicating sound-proofing or other measures to ensure compliance with this condition shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. An acoustical analysis shall be included with this submission to the planning authority.

Reason: In order to protect the amenities of residential] property in the vicinity having particular regard to the nuisance potential of low frequency sound emissions during night-time hours.

5. Lighting shall be cowled, details of which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

Reason: In the interests of amenity and public safety.

Board Member

Date: 19/06/2019

Maria FitzGerald

