



An  
Bord  
Pleanála

**Board Direction**  
**BD-003638-19**  
**ABP-304285-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2019.

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 size of the site, the distance of the proposed dwelling from the dwelling to the east and its scale in relation to adjoining dwellings, it is considered that the proposed development, which would provide an additional dwelling on an underutilised infill site in accordance with objective PM44 of the development plan, would not overshadow or have an overbearing impact on adjoining residential property or detract from the visual character of the area and would otherwise 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 window serving bedroom no 3 as detailed on drawing no 1800-102P shall be relocated so that it is centrally located along the section of the rear (northern) elevation of the dwelling.

**Reason:** In the interest of residential amenity.

3. All bathroom/en-suite windows shall be fitted and permanently maintained with obscure glass.

**Reason:** In the interest of residential amenity.

4. Drainage arrangements, including the attenuation and 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. The developer shall comply with the following requirements of the planning authority:

- a) The proposed vehicular entrance shall be re-positioned 1m south of the proposed entrance detailed on drawing no. 1800-100P and the boundary hedge for 2m either side of the entrance shall be removed. The boundary treatment shall not exceed a maximum height of 900mm to provide for pedestrian and vehicular intervisibility at the site entrance;
- b) No objects, structures or landscaping shall be placed or installed within the visibility triangle exceeding a height of 900mm; which would interfere or obstruct (or could obstruct over time) the required visibility envelopes.
- c) The footpath and kerb shall be dished at the developer's expense to the satisfaction of the planning authority.
- d) All underground or overhead services and poles shall be relocated, as may be necessary, to a suitable location adjacent to the new boundary at the developer's expense.

**Reason:** In the interests of the proper planning and sustainable development of the area.

6. The developer shall ensure retained trees including neighbouring boundary trees and hedges are protected from accidental damage during the course of construction works. Such methods may include ground protection matting within root protection areas and barrier fencing. This protection shall be in accordance with British Standard 55837-2005 'Trees in relation to construction'.

Prior to the commencement of development the developer shall submit for the written agreement of the planning authority details of the boundary treatments. Of particular relevance is the proposal to replace the boundary hedge (or part of) along the eastern boundary.

**Reason:** In the interests of the proper planning and sustainable development of the area.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 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.

8. The applicant or developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of this development.

**Reason:** In the interest of public health and orderly development.

9. S48 Unspecified

**Board Member**

**Date:** 26/07/2019

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Paul Hyde