



An
Bord
Pleanála

Board Direction
BD-003898-19
ABP-304537-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2019.

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 residential zoning objective for the site, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the amenities of the area. The proposed development would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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 proposed development shall be amended as follows:
 - a. The vehicular access shall have a maximum width of 2.6m
 - b. The driveway shall have a maximum width of 3.5m and a maximum depth of 5m.
 - c. Soft landscaping shall be provided in the remaining area of the front garden.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 interest of visual amenity.

3. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The formation of the vehicular access to the site including alteration of the existing public footpath shall be constructed in accordance with the requirements of the planning authority.

Reason: In the interest of orderly development and traffic safety

Board Member

Date: 28/08/2019

Paul Hyde