



An
Bord
Pleanála

Board Direction
BD-003944-19
ABP-304664-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2019.

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 overall design and scale of the development proposed, and the provisions of the Fingal County Development Plan, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 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 external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. (i) Prior to commencement of development, the developer shall submit for the written agreement of the Transportation Planning Section of the Planning Authority, drawings / documentation from a suitably qualified person with professional indemnity insurance demonstrating that the gable wall of the proposed extension will not have an adverse effect on the bearing area of the adjoining wall/footpath/road and services contained therein.

(ii) The pedestrian gate shall be inwards opening only and shall not open across the adjoining public footpath.

(iii) All works shall be carried out at the applicant's expense and to the requirements of the Planning Authority.

Reason: To ensure a satisfactory standard of development and in the interest of traffic safety.

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 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.

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

Board Member

Date: 02/09/2019

Michelle Fagan