



An
Bord
Pleanála

Board Direction
BD-004371-19
ABP-305087-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2019.

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 form and layout of the proposed development and the separation distance between the proposed wall and neighbouring dwellings, it is considered that the proposed boundary wall would not seriously injure the residential amenities of adjoining properties 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 boundary wall shall not exceed two metres in height along the full length of the eastern boundary of the site. Details of the layout, form, materials, textures and associated capping shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development'

Reason: In the interest of residential and visual amenity.

3. The developer shall employ a suitably-qualified Structural Engineer to assess and monitor all site development works at the construction phase. A report containing the results of the assessment and detailing the proposed construction methodologies shall be submitted to the planning authority for written agreement prior to commencement of construction works.

Reason: To protect the amenities of residential property in the vicinity.

4. 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.

Board Member

Date: 29/10/2019

Terry Ó Niadh