



An
Bord
Pleanála

Board Direction
BD-004671-19
ABP-305266-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2019.

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 nature and scale of the proposed development, together with the pattern of development in the area it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with the zoning objective for the area; would not impact negatively on the visual or residential amenity of the area, would be in accordance with pedestrian and traffic safety, and 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 proposed development shall be amended as follows:

The first-floor landing window shall be fitted with opaque glazing and shall consist of a permanently sealed unit.

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 interests of visual and residential amenity.

3. The proposed ancillary family flat accommodation shall be incidental to the enjoyment of the principal dwelling on site and as such it shall be jointly occupied as a single residential unit. The family flat shall not be separated from the principal dwelling by lease, sale or otherwise transferred or conveyed save as part of the original dwelling.

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

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 and to ensure a proper standard of development.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense. The developer shall be responsible for the full cost of any repair in respect of any damage caused to any adjoining public roadway arising from the construction work and shall make good any such damage forthwith to the satisfaction of the planning authority.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

6. 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.

Board Member

Date: 06/12/2019

Michelle Fagan