



An  
Bord  
Pleanála

**Board Direction**  
**BD-005073-20**  
**ABP-305403-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 4<sup>th</sup>, 2020.

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 land use zoning of the site and to the pattern of development in the area, and having regard to the size of the site and the layout and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property and would represent appropriate residential infill. 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, as amended by the further plans and particulars submitted on the 12 <sup>th</sup> day of July 2019, 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
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	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The removal of trees / hedging along the boundaries of the site and the construction of the retaining wall and all initial and associated groundworks shall be supervised by a suitably qualified engineer with professional indemnity insurance. The engineer shall monitor and ensure that the works do not impact on the site stability of adjoining sites and the structural integrity of dwellings on these sites. Upon completion of the work, the engineer shall submit to the planning authority a certificate to that effect.</p> <p><b>Reason:</b> In the interest of safety and residential amenity.</p>
3.	<p>All of the external finishes of the proposed dwelling, including roof tiles, shall be the same, in colour and in texture, as those of the dwelling on the adjoining site to the side / south-west.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
4.	<p>Prior to commencement of development, the developer shall enter into a water connection agreement with Irish Water.</p> <p><b>Reason:</b> In the interest of public health.</p>
5.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.</p> <p><b>Reason:</b> To ensure adequate servicing of the development.</p>
6.	CMP 1 (without hours)

	<p><b>Reason:</b> To ensure a satisfactory standard of development and in the interest of traffic safety.</p>
7.	<p>All public service cables to the proposed development, including electrical, telephone cables and associated equipment shall be located underground throughout the entire site.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
8.	<p>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.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p>

	<p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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**Board Member**

**Date:** 4<sup>th</sup> February 2020

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Philip Jones