



An
Bord
Pleanála

Board Direction
BD-005002-20
ABP-305479-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2020.

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 existing pattern of development and the nature and small 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 or be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 1st day of August 2019 by way of further information, 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. Details of the boundary treatments shall be submitted to, and agreed in writing with, the planning authority within 3 months from the date of this order. The existing southern boundary treatments should be replaced with a high-quality blockwork wall, or similar, and appropriate planting.

Reason: In the interest of residential and visual amenity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development and development to be retained, shall be submitted to, and agreed in writing with, the planning authority within 3 months from the date of this order.

Reason: In the interest of visual amenity.

4. The extension and converted building / garage shall be used solely for purposes incidental to the enjoyment of the dwelling house. It shall not be used as a separate dwelling nor subdivided, let or otherwise transferred or conveyed separate from the main dwelling house.

Reason: In the interest of clarity.

5. 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.

6. *The proprietary Waste-Water Treatment System and raised filter bed, as shown on drawing submitted on 01/08/2019, shall be provided within 3 months of the date of this order.*

Reason: *In the interest of public health.*

7. *Standard ABP Sewerage Treatment and Filter/ Percolation condition including requirement for certification.*

Reason: *In the interest of public health.*

8. 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 amenities of property in the vicinity

9. *Model ABP Section 48 unspecified contribution condition-to be paid within 3 months of the date of this order.*

Board Member

Date: 22/01/2020

Terry Ó Niadh