



An
Bord
Pleanála

Board Direction
BD-005721-20
ABP-305588-19

The submissions on this file and the Inspector's reports were considered at Board meetings held on 23/03/2020 and 08/05/2020.

At the meeting of the 8th May 2020, the Board considered the Inspector's Addendum Report which was prepared in order to record and assess the further third party submission response, received by the Board on 6th December, 2019 which was not noted at the time of the original report, and to provide a comment as to whether the content of the submission is such as to change the recommendation contained in the original report dated 11th March 2020.

The Board considered both reports and 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 zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not have an adverse impact on the character or setting of any protected structure or on the character of the Whitechurch Road and Taylors Lane Cottages Architectural Conservation Area, would not be prejudicial to public health and would be acceptable in terms of pedestrian and traffic safety.

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 20th day of August 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 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 following shall be complied with in the development:
 - (a) The maximum width of the permitted vehicular access shall be 5.2 metres.
 - (b) The extent of the permitted off street parking area shall not exceed 5.2 metres in width by 6.0 metres in length and shall be used for the parking of not more than two cars.
 - (c) Prior to the commencement of development, a revised Landscape Masterplan drawing to a scale of 1:100 shall be submitted for the written agreement of the Planning Authority. This revised drawing shall indicate the site to the correct scale as per the dimensions specified above and those indicated on the Landscape Sections and Details Drawing received by the Planning Authority on 20th August, 2019.

Reason: To clarify the extent of the permission.

3. The following shall be complied with in the development:

- (a) The permitted parking spaces shall only be used in connection with the residential use of the site and shall not be separated from the existing dwelling by sale or lease save with a prior grant of planning permission.
- (b) Gates erected on the site shall not extend beyond the site boundary and shall not be capable of extending across any footpath, cyclepath or public area.
- (c) Finishes to the permitted metal boundary shall comprise a green or black painted or factory finish.

Reason: In the interests of visual amenity and protection of the character and setting of the protected structure on site and the Whitechurch Road and Taylors Lane Cottages ACA

- 4. 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 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 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: 08/05/2020

Maria FitzGerald