



An
Bord
Pleanála

Board Direction
BD-005937-20
ABP-306034-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2020.

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 zoning objective pertaining to the site and the planning history relating to the site including the extant permission for residential development granted under Reg. Ref. 14/100 as extended by Reg. Ref. 19/48, the Board considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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, 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 the 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 dwelling shall not be occupied as a place of residence until such time as the conditions attached under Reg. Ref. 14/100 as extended under Reg. Ref. 19/48 are complied with in full to the satisfaction of the planning authority.

Reason: To ensure orderly development and that appropriate infrastructure is in place to serve the proposed dwelling.

3. This grant of planning permission shall expire on 10th March, 2024.

Reason: In the interest of property planning and sustainable development.

4. The external finishes of the proposed dwelling including roof tiles/slates shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. The proposed garage shall not be used for habitable or commercial purposes or any other purposes other than that incidental to the enjoyment of the individual dwelling.

Reason: In the interest of orderly development and residential amenity.

6. Water supply and drainage arrangements, including the attenuation of the disposal of surface water, shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public health.

7. The applicant or developer shall enter into a water and/or wastewater connection agreement with Irish Water prior to the commencement of development.

Reason: In the interest of public health.

8. S 48 Unspecified.

Board Member

Date: 12/06/2020

Paul Hyde