



An  
Bord  
Pleanála

**Board Direction**  
**BD-005480-20**  
**ABP-306299-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

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 design and limited scale of the proposed development, the existing building on site and the pattern of development within the area, it is considered that the proposed development would not adversely impact on the residential amenities of adjoining properties. 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 18<sup>th</sup> day of November 2019, except as may otherwise be required in order to comply with the following conditions. In the interests of clarity, the further amendments proposed by the applicant in response to the appeal submitted to An Bord Pleanála on the 31<sup>st</sup> day of January 2020 were not

deemed to be necessary by the Board. 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 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.

3. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

4. Site development and building works shall be carried out only between the hours of 0700 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.

- 5 The external finishes of the proposed extensions shall be consistent with those of the existing dwelling on site.

**Reason:** In the interest of visual amenity.

- 6 The first floor ensuite window on the western elevation shall be glazed with obscured glass.

**Reason:** To prevent overlooking of adjoining residential property.

**Board Member**

**Date:** 20/03/2020

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Maria FitzGerald