



An  
Bord  
Pleanála

**Board Direction**  
**BD-005802-20**  
**ABP-306363-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2020.

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**

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, and by the further plans and particulars received by An Bord Pleanála on the 13th day of January, 2020, 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. Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority revised drawings detailing the following;

- (i) The width of the dormer window shall be no greater than 3 metres.
- (ii) The roof ridge of the dormer window shall be set down 0.3 metres below the roof ridge line of the main dwelling.
- (iii) The dormer window shall be centrally located on the rear roof of the dwelling.
- (iv) The baseline of the dormer window shall ensure a minimum setback of 0.5 metres above the roof eaves line of the main dwelling.

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

3. The external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

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

4. Water supply and 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 and 1900 from Mondays to Fridays inclusive, between 0800 and 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 residential amenities of property in the vicinity.

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

**Board Member**

**Date:** 21/05/2020

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Paul Hyde