



An
Bord
Pleanála

Board Direction
BD-005662-20
ABP-306460-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2020.

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 zoning objective of the area, the design, layout and scale of the proposed development and the general pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission is sought 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 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 development, including site boundary treatments, shall comply with the relevant conditions attached to the permission granted under planning register reference numbers 10/212 and 16/109, except as amended in order to comply with the conditions attached to this permission.

Reason: in the interest of clarity.

3. (a) Prior to commencement of development, details of external stone finish and hardwood sheeting shall be submitted to, and agreed in writing with, the planning authority.
(b) The roof(s) shall be blue/black in colour.

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 and to ensure a proper standard of development.

5. Prior to commencement of development, the development shall enter into waste and/or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

Board Member

Date: 28/04/2020

Dave Walsh