



An  
Bord  
Pleanála

**Board Direction**  
**BD-006354-20**  
**ABP-307023-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/08/2020.

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 land-use zoning of the site, the existing pattern of development on the site and in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be injurious to visual amenity of the area or injure residential amenity of property in the vicinity. 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 on the 3<sup>rd</sup> day of December 2019, as amended by the further plans and particulars submitted to the Planning Authority on the 14<sup>th</sup> day of February 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. (a). Prior to the commencement of development, precise details of the proposed entrance arrangement shall be submitted for the written agreement of the Planning Authority.

(b) Gates / doors shall be recessed and / or be incapable of opening outwards, steps and access ramps shall be recessed or contained within the curtilage of the proposed development, in order not to impeded or obstruct the public road or footpath

**Reason:** In the interest of traffic safety.

3. (a) The hall / landing first floor window on the southern elevation and the first floor en-suite windows on the northern and western elevations shall be permanently fitted and maintained with obscure or stained glass.

(b) External finishes shall be in accordance with details on drawings received on the 3<sup>rd</sup> Day of December 2019. Prior to the commencement of development full details for these external finishes shall be submitted for the written agreement of the planning authority.

**Reason:** In the interests of proper planning and sustainable development of the area

4. Water supply and drainage arrangements, including the attenuation and 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. Proposed eastern and western boundary walls shall be solid block, rendered on both sides and capped. The western boundary wall shall have a height of two

metres, measured from the appellants side of the wall. The existing northern and southern boundary walls on site shall be maintained.

**Reason:** In the interests of residential and visual amenity.

6. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity

7. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 09.00 to 14.00 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 the interests of public safety and residential amenity

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

**Date:** 28/08/2020

---

Michelle Fagan