



An
Bord
Pleanála

Board Direction
BD-006404-20
ABP-307069-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2020.

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 nature and scale of the proposed development and to the established character, pattern and configuration of development in the vicinity of this town centre site it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the residential amenities of dwellings in the vicinity of the site or the amenities of the surrounding area and would 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 proposed development shall be amended, as follows:

A 1.8 m high wall shall be constructed along the shared rear boundary of the site with the rear garden of the adjoining dwelling to the east (No. 15, The Terrace, Strand Street).

Revised drawing providing for these amendments shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In order to protect the residential amenities of the neighbouring dwelling to the east of the site and in the interests of visual amenity.

3. The entire property shall be used as a single dwelling unit only.

Reason: In the interest of clarity and to ensure an acceptable standard of development.

4. Site development and building works shall be carried out only between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 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 order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 04/09/2020

Michelle Fagan

Note: The Board considered that the omission of the proposed living room window as recommended by the Inspector would be unnecessary given the distance of the proposed window from, and its height above the ridge levels of properties in the vicinity.