



An
Bord
Pleanála

Board Direction
BD-006673-20
ABP-307327-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

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 of the proposed development, the size of the site, the pattern of development in the area, the design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety 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, as amended by the plans and particulars received by the planning authority on the 28th February 2020 and submission to the Board on 7th July 2020 as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Prior to commencement of construction of the house, details of the materials, colours and textures of all the external finishes to the proposed house shall be submitted to the planning authority for agreement.
Reason: In the interest of orderly development and the visual amenities of the area.
3. The landscaping scheme as submitted to the planning authority on 28th February 2020 shall be carried out within the first planting season following substantial completion of external construction works. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replanted within the next planting season with others of similar size and species, unless otherwise agreed with the planning authority.
Reason: In the interest of residential and visual amenity.
4. All service cables associated with the proposed development (such as electrical, communal television, telephone, and public lighting cables) shall be run underground within the site. In this regard, ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.
Reason: In the interest of orderly development and the visual amenities of the area.
5. The first floor ensuite window to north-western elevation shall be permanently glazed with obscure glass.
Reason: In the interest of residential amenity.
6. The parking area and setting out of the entrance shall be in accordance with the detailed standards of the planning authority for such works.
Reason: In the interest of amenity and of traffic and pedestrian safety.
7. The dwelling shall be used as a single dwelling only.
Reason: To ensure that the development is not out of character with existing residential development in the area.

8. 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. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

9. 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.

Board Member

Date: 09/10/2020

Paul Hyde