



An
Bord
Pleanála

Board Direction
BD-007029-20
ABP-307845-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for **Widened Vehicular Access** for the reasons and considerations marked (1) under and subject to the conditions set out below,

1 Reasons and Considerations

Having regard to the nature and scale of the proposed development and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development is in keeping with the character of the area and would not seriously injure the amenities of the area or the amenities of properties 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, 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
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	<p>to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>The layout of the proposed vehicular access and front garden parking area shall be agreed with the planning authority prior to the commencement of development and shall be implemented and retained thereafter.</p> <p>Reason: In the interests of traffic and road safety.</p>
3.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

And

(2) refuse permission for **Rear Extension** for the reasons and considerations marked 2 set out below:

2 Reasons and Considerations

The proposed development, by reason of the close proximity of the proposed link corridor rear extension to the shared property boundary wall with 10 Berwick Drive and the necessity to effectively raise the height of this boundary wall to 2.8m, immediately to the rear of this adjoining house, would have an unacceptable overbearing impact on the adjoining property. The development would therefore seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 25/11/2020

Terry Ó Niadh