



An  
Bord  
Pleanála

**Board Direction**  
**BD-006840-20**  
**ABP-307934-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2020.

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 residential land use zoning of the site, and the nature and scale of the retained and proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The retained and proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, 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 the 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) The vehicular entrance and front boundary treatment shall reflect that shown on Drawing No. A-131-A- 202 Rev. B (Proposed Elevations & Section A-A).

(b) The vehicular entrance shall not have outward opening gates.

(c) The footpath and kerb shall be dished at the road junction in accordance with the requirements of the planning authority.

**Reason:** In the interest of clarity and pedestrian and traffic safety.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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:** 02/11/2020

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Dave Walsh