



An
Bord
Pleanála

Board Direction
BD-007977-21
ABP-308708-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/04/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2

Amend conditions number 3 and 4 as follows

3. Surface water from the proposed development shall be discharged to a soakaway(s) within the curtilage of the site in accordance with the provisions of BRE Digest 365 – Soakaway design. Should the site not be capable of accommodating the surface water generated from the proposed development in accordance with BRE Digest 365, an alternative method(s) of surface water disposal shall be agreed in writing between the developer and the planning authority prior to the commencement of development. Should an agreement not be reached, the matter shall be referred to An Bord Pleanála to determine.

Reason: To ensure adequate servicing of the development.

4.

- (a) All relevant works are to comply with the Irish Water Standard Details for Water Infrastructure.

(b) All relevant works are to comply with the Irish Water Standard Details for Waste Water Infrastructure.

Reason: In the interest of public health and to ensure adequate water and waste water facilities.

Reasons and Considerations

Having regard to the presence of a 2 metres high side boundary wall, the inclusion of an eastern elevation gable kitchen window would have negligible impact on the passive surveillance of the adjoining laneway. The planning authority's Condition 2 requiring a kitchen gable window is, therefore, not warranted.

Board Member:



Michelle Fagan

Date: 23/04/2021