

**An
Bord
Pleanála**

**Board Direction
BD-008298-21
ABP-308869-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/05/2021.

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.

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Reasons and Considerations

Having regard to the "mixed use" zoning objective for the site as set out in the Clare County Development Plan 2017 – 2023, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the development objectives for the area, and would not adversely affect the visual or residential amenities of properties in the vicinity or the designated Architectural Conservation Area and would be acceptable in terms of traffic and public safety and would be in accordance with the proper planning and sustainable development of the area.

Conditions


1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 13th day of July 2020 as amended by the further plans and particulars submitted on the 19th day of October 2020 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.</p> <p>Reason: In the interest of clarity</p>
2.	<p>The existing apartment at first floor and the proposed attic master bedroom shall be jointly occupied as a single residential unit and the attic master bedroom shall not be sold, let or otherwise transferred or conveyed, save as part of the apartment at first floor.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>
3.	<p>All external finishes shall harmonise with the existing finishes of the house in respect of materials and colour</p> <p>Reason: In order to protect the character and integrity of these important protected structures</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water shall be allowed to discharge onto the public road or adjoining properties.</p> <p>Reason: In the interest of orderly development and public health</p>
5.	<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. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p>

	Reason: In order to safeguard the residential amenities of property in the vicinity.
6.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity</p>

Plus

Planning Authority's condition no. 5

Board Member



 Terry O Niadh

Date: 25/05/2021

