

**An
Bord
Pleanála**

**Board Direction
BD-008058-21
ABP-309369-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2021.

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.

Reasons and Considerations

Having regard to the established veterinary clinic on site and the relatively minor nature of the proposed extension, it is considered that subject to conditions set out below, the proposed development would not seriously injure the residential amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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 to 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. The operational hours of the proposed veterinary clinic shall be the same as the existing operation hours associated with the veterinary clinic. Any alterations to the opening hours of the veterinary clinic shall be the subject of a separate planning permission.

Reason: In the interest of the protection of residential amenity.

3. Water supply and drainage arrangements, including the attenuation and 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. The developer shall enter into water and/or wastewater connection agreements with Irish Water prior to the commencement of development.

Reason: In the interest of orderly development.

5. Site development and building works shall be carried out only between the hours of 0700 to 18.00 hours Mondays to Fridays, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviations 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.

6. The flat roof of the proposed development shall not be used for recreational purposes and shall be accessible for maintenance purpose only.

Reason: In the interest of the protection of residential amenity.

7. No advertisement or advertisement structure shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

8. All trees shown to be retained on site shall be adequately protected during the period of construction. Such measures to include protection fence beyond the branch spread. Details shall be agreed with the planning authority prior to the commencement of development. Any trees damaged that are required to be replaced shall be replaced within one year of the completion of the development.

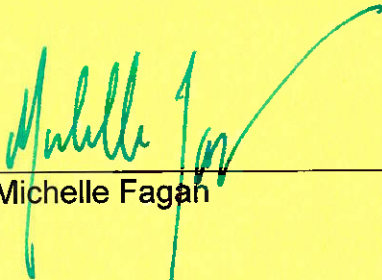
Reason: In the interest of amenity, ecology and sustainable development.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the

matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Michelle Fagan

Date: 30/04/2021