



An
Bord
Pleanála

Board Direction
BD-008933-21
ABP-310245-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2021.

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 design, siting and scale of the proposed development, the residential zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not be prejudicial to public health and would 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 as amended by the further plans and particulars submitted on the 24th day of March 2021 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. Details of the materials, colours, and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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. Prior to the commencement of development, the developer shall submit a Site Plan to a scale of 1:200 showing the location of the existing Irish Water water main to the north of the site and the maintenance of a minimum separation of 3 metres between this main and the permitted development.

Reason: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 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.

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

6. Prior to the commencement of development, details of the layout of the proposed footpath to the west of the site and the realigned boundary wall, to include details of materials and height of the wall, shall be submitted for the written agreement of the Planning Authority. All works connected with the provision of the new footpath and reconstruction of the boundary wall at this location shall be undertaken at the expense of the developer.

Reason: In the interests of traffic and pedestrian safety and residential amenity.

7. All bathroom windows shall be fitted and thereafter permanently maintained with obscure glazing.

Reason: In the interests of residential amenity.

8. S 48 unspecified

Board Member



Terry Prendergast

Date: 20/08/2021

