

An
Bord
Pleanála

Board Direction
BD-009380-21
ABP-310298-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2021.

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 Z1 zoning objective relating to the site and the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of nearby dwellings. 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 development hereby approved shall be amended as follows:
 - (a) The dormer box extension shall be reduced to a maximum width of 5.6 metres (measured externally).
 - (b) The proposed windows in the side walls of the proposed dormer box extension shall be omitted.
 - (c) The flat roof of the rear extension at first floor level following the modifications incorporated above shall not be used for recreational purposes and shall be accessible for maintenance purposes only.
 - (d) All elevations, fascia's, rainwater goods, window frames, glazing bars etc. shall be finished in a dark colour appropriate to the external finish of the existing dwelling. No white uPVC shall be used.

Revised drawings incorporating the above amendments shall be submitted to the Planning Authority for written agreement prior to the commencement of development.

Reason: In the interest of visual amenity and orderly development.

3. Water supply and drainage arrangements including the attenuation of surface water shall be agreed in writing with the planning authority prior to the commencement of development. Details of all rainwater collection and guttering serving the proposed dwelling and the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of orderly development.

4. The applicant shall enter into a water and/or wastewater connection agreement with Irish Water prior to the commencement of development.

Reason: In the interest of orderly development.

5. Details of the materials, colours and textures of all external finishes to the proposed extension shall be submitted to and agreed in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Site development and building works shall be carried out only between the hours of 0700 hours to 1900 hours Monday to Friday inclusive and 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 written prior approval has been received from the planning authority.

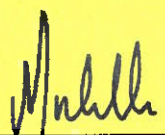
Reason: In order to safeguard the residential amenities of properties in the vicinity.

7. 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: 05/11/2021