

An  
Bord  
Pleanála

**Board Direction**  
**BD-010391-22**  
**ABP-311147-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2022.

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**

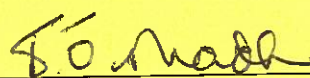
Having regard to the nature and extent of the proposed development which comprises of revisions to a previously permitted development on the site, the policy for replacement dwellings for the area, it is considered that subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 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 25 <sup>th</sup> day of June 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 |
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|    | <p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>  |
| 2. | <p>This permission is subject to the terms of the governing permission (P.A. ref. no. 18/855), except where departure from the terms of that permission, in respect to alterations to site boundaries, new vehicular entrance to replace the permitted entrance off the existing driveway, and repositioning of the permitted house on the site, is hereby authorised by this permission. This permission and the governing permission will expire on the 19<sup>th</sup> day of November 2023.</p> <p><b>Reason:</b> In the interest of clarity.</p> |
| 3. | <p>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.</p> <p><b>Reason:</b> In the interest of public health.</p>   |
| 4. | <p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 to 1300 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> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>   |

Board Member

  
Terry Ó Niadh

Date: 30/03/2022