

An
Bord
Pleanála

Board Direction
BD-009598-21
ABP-311236-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2021.

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 nature and extent of the extension to be retained and completed and to the pattern of development in the area, it is considered that the development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by the planning authority on the 8th day of July, 2021, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Drainage arrangements including the disposal of surface water shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

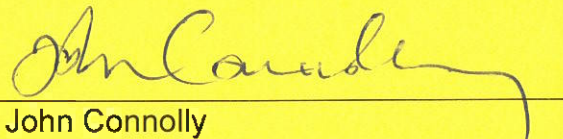
3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

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

Note: Having regard to the planning history of the site, the existing pattern of development in the area, and the proposed construction of a two-metre-high fence on the western boundary, the Board did not consider it necessary for obscure glazing to be installed in the western elevation of the extension to be retained and completed.

Board Member


John Connolly

Date: 07/12/2021