

An
Bord
Pleanála

Board Direction
BD-010875-22
ABP-313041-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2022.

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

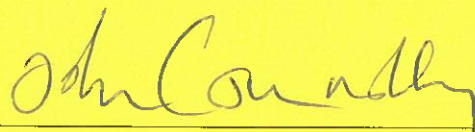
Having regard to the residential land use zoning of the site, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. 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. Reason: In the interest of clarity.
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2.	<p>The proposed development hereby permitted shall be amended as follows:</p> <p>(a) The proposed domestic wind turbine shall be omitted in its entirety.</p> <p>(b) The width of the roof over the ground floor extension shall match that of the existing roof to the gable elevation of the dwelling.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity and in the interest of visual amenity.</p>
3.	<p>The external finishes of the proposed extensions hereby permitted shall be the same as those of the existing dwelling in respect of colour and texture.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<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>Reason: In the interest of public health.</p>
5.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member



John Connolly

Date: 14/06/2022