

An  
Bord  
Pleanála

**Board Direction**  
**BD-013673-23**  
**ABP-313733-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/2023.

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**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, and as amended in further details received by the planning authority on 22<sup>nd</sup> April 2023, 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. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, 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.

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

3. Details of the materials, colours and textures of all the external finishes to the proposed dwellings 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. (a) Screen walls shall be provided along the side boundaries of the site with existing properties, unless otherwise agreed with the owners of the respective dwellings. (For example timber post fencing and landscaping may be permitted to the screen the rear gardens). Such walls shall be less than a height of 1m to the front building line and 1.8m in height between the existing and proposed dwellings and extending to the rear boundary. The front boundary wall shall be a dry stone wall construction, reusing stone from the existing wall.  
(b) Details of the layout, the materials, and external finishes of the screen walls and front boundary shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of construction of the dwellings.

**Reason:** In the interest of residential and visual amenity.

4. The applicant shall submit cross-sections through the site indicating existing and proposed ground levels and finished floor levels for written agreement prior to commencement of development works on site.

**Reason:** In the interest of residential and visual amenity.

5. All of the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** in the interest of sustainable transportation.

6. The site shall be landscaped, using only indigenous deciduous trees and hedging species and in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Existing boundary screening shall be suitably strengthened. Any plants which die, are removed or become seriously damaged or diseased, within a period of 4 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

7. The kerb fronting the development shall be dished in accordance with the requirements of the planning authority. Details shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason :** In the interest of pedestrian and traffic safety.

8. All service cables associated with the proposed development shall be located underground.

**Reason:** In the interest of orderly development.

9. Prior to commencement of any works on site the existing ESB pole on the site shall be relocated to the satisfaction of the planning authority.

**Reason:** In the interest orderly development.

10. 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.

**Reason:** In the interest of public health.

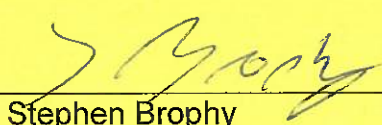
11. The applicant or developer shall enter into water and wastewater connection agreements with Uisce Eireann, prior to commencement of development.

**Reason:** In the interest of public health.

12. 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**

  
Stephen Brophy

**Date:** 11/09/2023