

An
Bord
Pleanála

Board Direction
BD-013196-23
ABP-313923-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2023.

The Board, having carried out a de novo assessment of the application, 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 scale of the proposed development for demolition of structures on site to accommodate a part single, part two storey extension to an existing house together with the inclusion of front and rear dormer window and associated works, it is considered that the design, extent, nature and scale of the proposed development would be acceptable within the context of the site, the pattern of development that characterises this suburban area and that the proposed development would not result in a negative impact on the residential amenities of adjoining properties or on the visual amenity of the area, and it would be in accordance with the policies and objectives of the Meath County Development Plan, 2021-2027, and 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 as amended by the further plans and particulars submitted on the 27th day of April, 2022, 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. Prior to the commencement of development on site the applicant shall submit exact details for the written agreement of the Planning Authority of the timber louvres to be installed on Bedroom No. 3 window and shall submit details that include measures that prevent access from this window and the landing window of the first-floor rear extension from accessing the roof structure over the rear single storey extension.

Reason: In the interest of protecting residential amenities.

3. The flat roof structure over the single storey extension shall not be used as amenity space by occupants of this dwelling and access to this roof structure shall be strictly for maintenance purposes.

Reason: In the interest of protecting residential amenities.

4. The external finishes of the proposed extension (including roof tiles/slates/dormer treatment) shall be agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. (a) Existing hedgerows, trees and shrubs on site shall be preserve, except where required to be removed to accommodate the entrance and extension.

(b) The site shall be landscaped using only indigenous deciduous trees and hedging species, in accordance with a scheme that shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

(c) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of 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: To protect the visual amenity and natural heritage of the area.

6. Site development and building works shall be carried out only between the hours of 0800 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.

7. Drainage arrangements, including the attenuation and 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.

8. The developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann prior to commencement of development.

Reason: In the interest of public health.


9. All services to the proposed development including telephone and electrical cables and associated equipment shall be located underground throughout the site. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of residential and visual amenity of the area.

10. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide a demolition management plan, together with details of intended construction practice for the development, including a detailed traffic management plan, hours of working, noise management measures and off-site disposal of construction and demolition waste, protection measures for the adjacent open space and trees.

Reason: In the interests of public safety and residential amenity.

Board Member


Martina Hennessy

Date: 10/08/2023