

An  
Bord  
Pleanála

**Board Direction**  
**BD-014625-23**  
**ABP-315021-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2023.

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**

Having regard to the location of the site, the design and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential or visual amenities, established character or appearance of the area and would, otherwise, 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 in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 3 <sup>rd</sup> day of October 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 |
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	<p>shall be carried out and completed in accordance with the agreed particulars. Reason: In the interest of clarity</p> <p><b>Reason:</b> In the interest of clarity</p>
2.	<p>a) The attic area shall be used solely for storage purposes associated with the main residential accommodation as indicated on Drawing No Drawing No 0888-PL-101</p> <p>b) The garage area shall be used solely as a garage, a non habitable use, associated with the main residential accommodation as indicated in Drawing No 0888-PL-100</p> <p>c) The rear attic projection incorporating the proposed window shall be reduced to 2000mm in overall width when measured externally</p> <p>d) The glass serving the rear dormer attic extension shall be obscure / frosted glazing.</p> <p>Details of c) and d) shall be agreed in writing with the Planning Authority prior to commencement of work on site.</p> <p><b>Reason:</b> In the interest of clarity and residential amenities.</p>
3.	<p>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.</p> <p><b>Reason:</b> In the interest of visual amenity</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>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 amenities of property in the vicinity.</p>
5.	<p>Water supply and drainage arrangements including the attenuation and 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 and surface water management.</p>

6. All necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area

Board Member

  
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Patricia Callear

Date: 20/11/2023