



**An  
Bord  
Pleanála**

**Board Direction  
BD-015095-24  
ABP-315226-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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 information submitted with the application 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 visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 1. | <p>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 12th day of September 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.</p> <p><b>Reason:</b> In the interest of clarity.</p> |
| 2. | <p>Prior to the commencement of development the applicant shall submit revised drawings showing the rear extension at first floor reduced in depth by 3.0 metres</p> <p><b>Reason:</b> In the interests of residential amenity</p>  |
| 3. | <p>All external finishes including roof tiles, shall harmonise in material, colour and texture with the existing building on site unless otherwise indicated on the plans submitted.</p> <p><b>Reason:</b> In the interests of visual amenity.</p>  |
| 4. | <p>The Applicants shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road, or adjoining property(s) as a result of site construction works.</p> <p><b>Reason:</b> To protect the amenity of orderly development</p>  |
| 5. | <p>The entire dwelling shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units. The dwelling shall be used for residential purposes only. No commercial activities that require customers attending the premises shall be carried out.</p> <p><b>Reason:</b> To prevent unauthorised development</p>  |

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| 6. | <p>Surface water drainage arrangements 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</p>   |
| 7. | <p>Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, between 0800 and 1400 hours on Saturday 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><b>Reason:</b> To safeguard the residential amenities of adjoining property in the vicinity</p>  |
| 8. | <p>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.</p> <p><b>Reason:</b> 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.</p> |

**Note:** Regarding issues raised in relation to boundary matters, the Board noted the provisions of Section 34 (13) of the Planning and Development Act 2000 wherein 'a person shall not be entitled solely by reason of a permission under this section to carry out development'.

**Board Member**

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Joe Boland

**Date:** 17/01/2024