

An
Bord
Pleanála

Board Direction
BD-015742-24
ABP-316186-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2024.

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

- 1.1. Having regard to the zoning, nature and location of the development and pattern of development in the vicinity, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of residential property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 Conditions

1.	The development shall be carried out in accordance with plans and particulars lodged with the application and as amended by the further information plans and particulars submitted on 21/2/2023, 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 with the planning authority
----	--

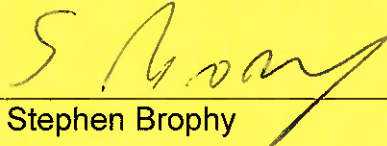
	<p>prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Access to the roof of the single storey rear extension shall be for maintenance only. This area shall not be used as a balcony.</p> <p>Reason: In the interest of residential amenity.</p>
3.	<p>Prior to commencement of the development a revised landscaping scheme shall be submitted for the written approval of the Planning Authority. The scheme shall include the following:</p> <p>(a) A plan to scale of not less than 1:500..</p> <p>(i) The species variety, number, size and locations of all trees and shrubs (which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, holly, hazel, beech or alder).</p> <p>(ii) Details of screen planting shall not include cupresocyprais or leylandii.</p> <p>(iii) A timescale for planting including phasing.</p> <p>All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased within a period of five years form the completion of the development, shall be replaced with others of similar size and species, unless otherwise agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of residential and visual amenity.</p>
4.	<p>Surface water runoff shall not be allowed to discharge onto the public road or adjoining properties.</p> <p>Reason: To avoid interference with other properties and to prevent damage to the public road with consequent traffic hazard.</p>
5.	<p>The developer shall enter into water and wastewater connection agreements with Irish Water prior to the commencement of this development.</p>

	<p>Reason: In the interests of public health and for the well being of the occupant(s) of the development.</p>
6.	<p>The vehicular access shall be recessed 5 metres from the existing roadside edge and shall have a minimum width of 3 metres at the inside piers increasing via splay walls as per details submitted. At the entrance, a drainage kerb / cattle grid or approved equivalent surface water cut-off drain shall be set back a minimum distance of 3 metres behind the roadside boundary and it shall discharge to a stone filled sump located within the site. The wing wall and associated pier shall not exceed 1.8m in height.</p> <p>Reason: In the interest of traffic safety and to prevent flooding of the public roadway.</p>
7.	<p>External finishes of the proposed dwelling and garage shall be in accordance with those indicated on the submitted plans.</p> <p>a) The colour of the roof slates shall be dark in colour.</p> <p>b) Facing material shall be neutral in colour and texture and render finishes shall be painted or pigmented prior to occupation.</p> <p>Reason: In the interests of visual amenity.</p>
8.	<p>All service cables associated with the proposed development (such as electrical, broadband, television and telephone cables) shall be run in underground ducts.</p> <p>Reason: To preserve the visual amenities of the area.</p>
9.	<p>a) The developer shall ensure that all demolition/construction works on site are carried out in a manner such that noise and dust emissions do not result in significant impairment of, or significant interference with, amenities or the environment beyond the site boundary.</p> <p>b) The developer shall ensure that material from the site is not spread or deposited on the public roadway and shall maintain the roadway in a clean, tidy and safe condition. Any damage to or interference with the roadside</p>

	<p>drainage shall be made good without delay at the developers expense, to the satisfaction of the Local Authority.</p> <p>c) No construction or demolition activity giving rise to noise audible from the nearest habitable dwelling shall be carried out on Sundays, Bank Holidays or Public Holidays.</p> <p>d) From Monday to Friday, all construction and demolition activity giving rise to noise audible from the nearest habitable dwelling shall be restricted to the hours between 8.00a.m. and 6.00p.m. (inclusive) and to the hours between 8.00a.m. and 2.00pm (inclusive) on Saturdays (excluding Bank/Public Holidays).</p> <p>Reason: To prevent a noise nuisance or traffic hazard arising from the implementation of the permission.</p>
10.	<p>The proposed garage shall be used solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for any residential, commercial or industrial purpose.</p> <p>Reason: In the interest of protecting the residential amenity of the area.</p>
11.	<p>Prior to commencement of the development a financial contribution payment shall be paid to the Planning Authority 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 the commencement of development in such phased payments as the planning authority may facilitate and shall be the subject to any applicable indexation provisions of the scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.</p>

Reason: It is considered reasonable that a contribution be made towards the expenditure that was incurred by the planning authority in respect of works which have facilitated the proposed development.

Board Member



Stephen Brophy

Date: 06/03/2024