

An
Bord
Pleanála

Board Direction
BD-013440-23
ABP-317086-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2023.

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 established residential use on the site, the design of the proposed extension and the proposed revised access arrangements, it is considered that subject to compliance with the conditions set out below, the proposed development would not detract from the character of the existing dwelling or the residential or visual amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with 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 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. The completed development shall be occupied as a single residential unit only.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the site.

3. The proposed site entrance shall be located as shown on the plans and particulars and constructed to details to be submitted to, and agreed in writing with, the planning authority prior to the commencement of any development on the site. The splayed wings at the entrance shall be constructed of, or, faced with natural stone.

Reason: In the interest of road safety and visual amenity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

5. Details of the external finishes of the proposed development (including samples) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

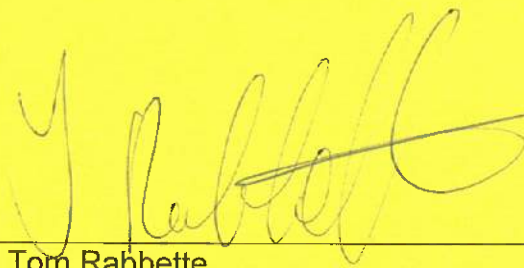
Reason: In the interest of visual amenity.

6. The septic tank and percolation area on the site shall comply with the requirements of the EPA's Code of Practice: Domestic Waste Water Treatment Systems (Population Equivalent<10), 2021, to details to be

submitted to and agreed in writing prior to the commencement of any development on the site.

Reason: In the interests of public health.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

Date: 28/08/2023

