

An
Bord
Pleanála

Board Direction
BD-016150-24
ABP-317825-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/04/2024.

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 location of the site within the development boundary of the town of Carlow, the zoning of the site and other provisions of the Carlow County Development Plan 2022-2028 and the pattern of existing and permitted development in the vicinity it is considered that the proposed development would be in accordance with the stated provisions of the current Carlow County Development Plan 2022-2028. It is also considered that, subject to compliance with the following conditions, the proposed development would not adversely impact the character of the area or be seriously injurious to the visual or residential amenities of the area. The proposed development 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 on the 13th January 2023 and 7th July 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 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 developer shall enter into water and wastewater connection agreements with Uisce Éireann.

Reason: In the interest of public health

3. 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.

4. External finishes to the proposed development shall be in accordance with the details received by the planning authority on the 7th July 2023.

Reason: In the interest of visual amenity.

5. The proposed entrance shall accord with the following.

- a. The height and finishes of the proposed site entrance piers shall match that of the existing entrance at No. & Granby Terrace.

- b. The remainder of the existing front boundary wall shall be retained.

Reason: in the Interest of visual amenity.

6. The restoration of the public footpath shall be in accordance with the detailed standards of the planning authority for such works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

7. The glazing of all bathrooms and en-suite windows shall be finished in opaque or frosted glass.

Reason: In the interest of residential amenity.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

9. 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


10. The applicant/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.

Reason: 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.

Board Member



Mary Henchy

Date: 26/04/2024