

An
Bord
Pleanála

Board Direction
BD-017341-24
ABP-319366-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2024.

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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not detract from the visual or residential amenities of the area, would not have any significant adverse impacts on the character of the landscape, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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.

Reason: In the interest of public health.

3. (a) Electrical, ducted and cabled services shall be underground.
(b) Rood and ridge tiles shall be blue/black/grey and external walls white or as otherwise agreed by the planning authority in writing.

Reason: In the interest of visual amenity.

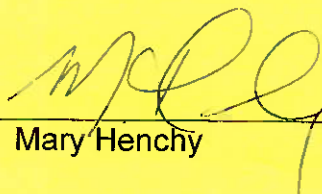
4. The new duplex unit shall be connected to the public sewer prior to first occupation unless otherwise agreed in writing with the planning authority.

Reason: In the interest of orderly development and public health.

5. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

Board Member



Mary Henchy

Date: 29/08/2024