

An
Bord
Pleanála

Board Direction
BD-019074-25
ABP-320893-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2025.

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 scale and design of the extension, the location and orientation of the existing dwelling and associated site relative to surrounding properties, the zoning objective 'A' relating to the area, and to the recent planning history for the estate, it is considered that the proposed development, subject to compliance with the conditions set out below, would not be injurious to the overall character of the estate or detrimental to the residential amenities of surrounding property and would be consistent with the zoning objective. 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, 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. Before development commences the developer shall submit to and agree in writing with the planning authority the following details:
 - (i) a construction management plan for the development which shall provide details of intended construction practice, including noise management measures, and offsite disposal of construction waste, and
 - (ii) surface water disposal

The development shall be carried out in accordance with the agreed written details.

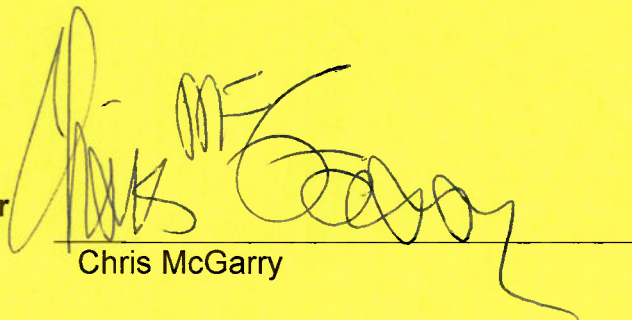
Reason: In the interests of residential amenity, and public health.

3. 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.

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



Chris McGarry

Date: 03/03/2025