

An
Bord
Pleanála

Board Direction
BD-019139-25
ABP-321273-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2025.

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 existing residential use on the site, the extent of the development for retention and proposed for completion, the planning history of the site, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the development proposed to be retained and completed would not adversely impact on the amenities of the area or traffic or pedestrian safety. The retention and completion of the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the finishes shall be submitted to the planning authority for agreement with three months of the date of this Order.

Reason: In the interest of orderly development and the visual amenities of the area.

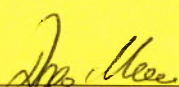
3. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

4. Site development and building works shall be carried out between the hours of 0700 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 shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

Board Member


Declan Moore

Date: 10/03/2025