



Board Direction

Ref: 215083

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29th March 2006.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments the Inspector's draft reasons, considerations and conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the size of the site, the infill nature of the development and the surrounding pattern of residential development in the vicinity, it is considered that the proposed development would not be seriously injure the amenities of the area or of properties in the vicinity and would not contravene the provisions of the development plan, notwithstanding the zoning of the site as 'to provide for and facilitate the provision of agri-business'. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.
2. Prior to commencement of development, details of the materials, colours and textures of all external finishes to the proposed house shall be submitted to the planning authority for agreement.
Reason : In the interest of orderly development and the visual amenity of the area.
3. Details of the front boundary treatment, including height, materials and finish, access details, and car parking requirements shall be agreed with the planning authority before development takes place on the site.
Reason: In the interest of residential amenity.
4. Cable
5. Demolition and construction waste

6. 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. 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 the Board to determine the proper application of the terms of the Scheme

Reason : It is a requirement of the Planning and Development Act 2000 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 _____ Date 29th March 2006
Mary Bryan