



Board Direction

Ref: PL03.241801

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th July 2013.

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

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the proposed development, the location of the site within the village of Clonlara, the 'Low Density Residential' zoning objective for the site as set out in the South Clare Local Area Plan 2012 - 2018, the pattern of development in the vicinity, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be prejudicial to public health, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlanPartic
2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development shall take place within 5 m of the public water mains running north west – south east through this site. This area shall be kept free from trees or dense vegetation.

Reason: In the interest of public health and of safety.

3. The finished floor level of the house shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

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

4. Prior to commencement of construction of the house, details of the materials, colours and textures of all the 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 amenities of the area.

5. Prior to commencement of construction, details of the materials, and external finishes of the boundary treatment shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of residential and visual amenity.

6. LanHouse 1, paragraphs 1 & 3.

7. Urban WaterDrain

8. All service cables associated with the proposed development (such as electrical and telecommunications cables) shall be run underground within the site.

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

9. A footpath complying with the requirements of the planning authority for such works shall be provided along the full extent of the roadside boundary.

Reason: In the interest of pedestrian safety.

10. CMP1

11. S.48 Unspecified

Note:

The Board noted the Inspector's recommendation in relation to advertising, and considered that the proposed development stands on its own merits. The Board considered that the public notices provided an adequate description of the proposed development in respect of third parties. Finally, the Board was satisfied that the proposed development addressed the concerns raised in the planning history.

Board Member: _____ Date: 10th July 2013
Fionna O' Regan