



## Board Direction

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**Ref: PL91.244076**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 20<sup>th</sup> 2015.

The Board decided to grant outline permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

### **Reasons and Considerations**

Having regard to the pattern of development in the area and in particular, the extensive frontage development and occasional in-depth development along the road in the vicinity of the site, and notwithstanding the zoning of the site, 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. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
  - (a) a comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing boundaries and other features;
  - (b) a site layout plan to a scale of not less than 1:500 showing the layout of the house and driveways;
  - (c) the proposed finished ground floor level of the house by reference to existing site levels and road level at the proposed entrance;

- (d) proposals for the landscaping of the site (including planting);  
and
- (e) details of external finishes.

**Reason:** To enable the application for permission consequent to be fully assessed.

2. The south-western and rear boundaries of the site shall consist of a double row of native hedging species, (for example, holly, hawthorn, blackthorn, ash) indigenous to the area. All planting shall take place in the first planting season following construction of the house.

**Reason:** In the interest of visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

4. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason:** In the interest of visual amenity.

5. The front building line of the proposed house shall be parallel to the road. The north-eastern corner of the house shall be located on a straight line drawn between the south-eastern corner of the house on the adjoining site to the north-east and the north-eastern corner of the house on the adjoining site to the south-west.

**Reason:** In the interest of visual amenity.

6. Any house to be erected on this site shall be single storey only, with no attic or dormer accommodation.

**Reason:** In the interest of visual amenity.

7. The external wall finishes of the house shall consist mainly of plaster/dash. Any decorative detailing shall be limited in area and shall be carried out in natural stone local to the area. Roof colours shall be blue-black or dark grey only. Full details of the finishes shall be submitted with the application at permission consequent stage.

**Reason:** In the interest of visual amenity.

8. 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 the 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 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.

Note: In coming to its decision, the Board agreed with the Inspector regarding the anomalous agricultural zoning of the subject site by reference to the "existing residential" zoning of the adjoining lands on both sides, and considered that it was appropriate to permit a single dwelling house in this instance on the basis that it represented infill within an existing settlement.

Board Member: \_\_\_\_\_  
Philip Jones

Date: 20<sup>th</sup> February 2015