



Board Direction

Ref: 12.244458

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th, June 2015.

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

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Leitrim County Development Plan 2015-2021 and to the nature, form, scale and design of the proposed development, 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 development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted to the planning authority on the 19th day of December, 2014 and the revised drawings submitted to An Bord Pleanála with the appeal documentation on the 12th day of February, 2015, 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.

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2. The development shall be constructed in accordance with the drawings submitted to An Bord Pleanála on the 12th day of February, 2015.

Reason: In the interest of clarity.

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4. 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.

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5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road.

Reason: In the interest of traffic safety.

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6. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

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7. The proposed development shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwellinghouse as such, unless authorised by a prior grant of planning permission.

Reason: In the interest of residential amenity.

8. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining paths are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

Board Member: _____ Date: 9th, June 2015
Paddy Keogh