



Board Direction

Ref: PL07.246016

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th March 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, an in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the residential land use zoning objective for the site as set out in the Athenry Local Area Plan 2012, the modest scale of the proposed house, the pattern of development in the vicinity, the close proximity of public open space in the area, and the planning history of the subject site including planning register reference number 09/2242 in particular, which permitted the subject building and the subdivision of the original house plot, it is considered that, subject to compliance with the conditions set out below, the development would provide a modest but south-facing private rear amenity space that would be acceptable in the particular circumstances of the case, and the proposed development and the development proposed to be retained would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic
2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the site without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants and in the interest of the amenities of the area, having regard to the limited private rear open space available.

3. All signage associated with the Montessori and Child Care facility shall be removed from site and from the vicinity of the site prior to the occupation of the dwelling.

Reason: In the interests of visual and residential amenity.

4. Urban WaterDrain

Board Member: _____ Date: 1st April 2016

Fionna O' Regan