



An
Bord
Pleanála

Board Direction
PL18.246181

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 31 2016.

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

REASONS AND CONSIDERATIONS

It is considered that subject to compliance with the conditions as set out below, the retention of the shed, front entrance, walls, piers, gates and all associated development works would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 the information received on 22nd day of December 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.

2. The proposed access arrangements together with a new gate and concrete post and timber rail boundary fence shall be constructed in accordance with the drawings submitted to the planning authority on 22nd day of December, 2015.

Reason: In the interest of traffic safety.

3. The existing telegraph pole to the immediate east of the entrance shall be removed and relocated behind the new fence. Details of the relocation shall be agreed with the relevant public utility company prior to the commencement of development.

Reason: In the interest of traffic safety.

4. The existing single storey domestic shed in the south-western corner of the site shall be used for purposes ancillary to the domestic dwelling and shall not be used for any commercial activity including commercial storage.

Reason: In the interest of surrounding residential amenity.

5. The site shall be landscaped in accordance with the details submitted on 22nd day of December, 2015 using only indigenous deciduous trees and hedging species. The scheme shall include the following:

(a) The establishment of a hedgerow to the rear of the proposed new concrete post and timber rail fence to the immediate east of the proposed entrance.

and

(b) The planting of new hedgerows together with trees at 15 metre intervals around the remaining boundaries of the site.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the rural landscape in the interest of visual amenity.

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. The contribution shall be paid within 3 months of the date of this order 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.

Board Member

Paul Hyde

Date: 31.05.2016