



Board Direction

Ref: PL17.246384

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th July 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and design of the previous and existing buildings, the limited scale of activity proposed, the pattern of development in the area, and the planning history of the site, it is considered that, subject to compliance with conditions set out below, the development proposed to be retained and carried out would not seriously injure the amenities of the area or of property in the vicinity, would not seriously compromise the safety or carrying capacity of a national road, would not be prejudicial to public health, and would, therefore, 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, and any statutory provision amending or replacing them, the use of the structure to be retained shall be restricted to the uses set out in the public notices and on Drawing number RS.01/16.

Reason: In the interest of limiting commercial use in an unzoned rural area.

3. The use of the 'craft room' and 'office & art area', as indicated on Drawing number RS.01/16, shall be subsidiary to the domestic use of the site, for one employee only, who is resident in the house.

Reason: To avoid the intensification of use of a private access on to a National road, in order to comply with the provisions of the "Spatial Planning and National Roads – Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government (2012).

4. The structure to be retained shall not be sold or let independently of the main house, and when no longer required for use as 'craft room' and 'office and art area', those uses shall revert to a garage/shed/store use ancillary to the domestic use of the house.

Reason: The proposed uses, which are not tied to local rural resources, are acceptable only in relation to the occupant of the house, and would otherwise be more appropriately directed to a suitably zoned area.

5. The use of the 'garage area' and 'domestic store area' indicated on Drawing number RS.01/16 shall be strictly limited to uses ancillary to the domestic use of the house, and shall not be used for human habitation or trade or commercial uses.

Reason: In the interest of residential amenity.

6. Section 48 Unspecified

Board Member: _____ Date: 18th July 2016
Fionna O' Regan