



An
Bord
Pleanála

Board Direction
PL88.246657

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 22nd 2016.

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

Reasons and Considerations

Having regard to the nature and scale of the proposed development and development to be retained and to pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention 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 and the development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, 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, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The entrance gate shall open inwards, only, from the public road.
- (b) The new 1-metre-high roadside boundary comprising sod and stone fencing and indicated on Dwg No P00011601-00-090316 shall run from the western roadside corner of the garage to be retained to the new entrance. No pedestrian access is permitted within this new roadside boundary.

Reason: In the interest of traffic safety owing to the lack of visibility at this location

3. A legal right of way from the new entrance at the public road to the development site shall be procured prior to the commencement of work on site. This right of way shall attach to the development site and not the developer. The developer shall submit and agree details in writing with the planning authority prior to commencement of development.

Reason: in the interests of orderly development.

4. The permitted garage / store shall be used solely for purposes ancillary to the enjoyment of the main dwelling and shall not be used for commercial, trade or business purposes.

Reason: in the interest of proper planning and sustainable development and to protect the amenities of property in the vicinity

Board Member

Paul Hyde

Date: 22.09..16