



An
Bord
Pleanála

Board Direction
PL05E.247155

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 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

It is considered that the change in house type, re-orientation of the dwelling and alteration to the location of percolation areas from that permitted under 13/50631, would, subject to compliance with the following conditions, not erode the rural character or setting of the area; that the wastewater would be treated and disposed of to current EPA standards; and that the proposed development would be in accordance with the proper planning and 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, except as may otherwise be required in order to comply with the following conditions. Where 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. Subject to the alterations hereby permitted, the proposed development shall comply with the terms and conditions of the previous permission, reg. ref. 13/50631, including the duration of that permission.

Reason: In the interest of orderly development.

3. Details, including colours, of external finishes shall be submitted for the written agreement of the planning authority, prior to commencement of development.

Reason: In the interest of orderly development.

Board Member _____

Paul Hyde

Date: 22.12.16