



An  
Bord  
Pleanála

**Board Direction**  
**PL27.247729**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 2<sup>nd</sup> 2017.

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 pattern of development in the area, to the planning history of the site and the proposal to construct a natural stone finish to the southern wall at first floor level, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and completed would not unduly impact upon the character and setting of Saint Saviour's Church which is a Protected Structure, would not seriously injure the visual amenities of the area and would therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 27<sup>th</sup> day of October 2016, except as may otherwise be required in order to comply with the following conditions. Where such conditions required details to be agreed with the planning authority, the developer shall agree such detail in writing with the planning authority and the development shall be retained and completed with the agreed plans.

**Reason:** In the interest of clarity.

2. The current roof finish to the shed shall be replaced with a blue/black natural slate finish. Details shall be submitted to and agreed in writing with the planning authority and the replacement slate finish to the roof shall be completed within 6 months of the date of this order.

**Reason:** In the interests of orderly development.

3. The use of the shed shall solely be for storage purposes ancillary to the main dwelling. No business, trade, commercial activity or habitable use shall take place in the shed.

**Reason:** In the interest of clarity and to protect the amenities of the area.

4. All surface water run-off from roofs shall be collected and disposed of within the curtilage of the site. No surface water shall discharge onto adjacent properties.

**Reason:** In the interests of traffic safety and the amenities of the area.

**Board**

**Date:02.05.17**

**Member**

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Paul Hyde