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The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup> June, 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, the design and nature of the works proposed for retention and proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development to be retained and proposed development shall be in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 14th day of October 2016 and by further plans and particulars submitted on the 10th day of November 2016, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The shed shall be used solely for the storage of agricultural machinery. No refueling of machinery shall be carried out on site.

**Reason:** In the interest of residential amenity.

3. The landscaping scheme detailed in submission of Kelly's Nursery Ltd as submitted to the Planning Authority on 14<sup>th</sup> day of October 2016 shall be carried out within the first planting seasons following the grant of permission.

**Reason:** In the interest of residential and visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

**Reason:** In the interest of public health and to ensure a proper standard of development.

5. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Wastewater Treatment Manual – Treatment Systems for Single Houses" Environmental Protection Agency 2000.

**Reason:** In the interest of public health.

**Board Member**

**Date:** 2<sup>nd</sup> June, 2017

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Conall Boland

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