



An
Bord
Pleanála

Board Direction
PL19.248175

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th August 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 provisions of the Birr Town Plan 2010 – 2016 (extended to 2020), the nature and scale of the modifications proposed, the residential zoning of the area which provides for such ancillary uses, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposal would not seriously injure the residential amenities of the area or affect the character or setting of the Protected Structure and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The retention and proposed 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 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the proposed storage shall not be used for habitation or the carrying on of any trade or business, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity and to protect the amenities of the adjoining property and property in the vicinity.

3. (a) The proposed 1.8m high block boundary wall and associated gates shall be omitted.

(b) Any future boundary proposal shall be the subject of separate planning application.

Reason: In the interest of visual amenity and to protect the character and setting of the protected structure.

Board Member

Date:

Eugene Nixon