



An
Bord
Pleanála

Board Direction
PL19.248348

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 27th 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 current Offaly County Development Plan and its overall strategy including the siting of a limited amount of development within settlements located within the settlement hierarchy including Sráids; the location of the proposed development within the development envelope of Ballinamere Sráid; and to the scale and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable 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, as amended by the

further plans and particulars received by the planning authority on the 2nd day of March 2017, 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 interests of clarity

2. The proposed development shall be amended as follows:-
 - (a) The roadway between the proposed two sites shall be reduced in width to no more than 5.5 metres, and the curve radii where this road meets the public road shall conform to the standards set out in the Design Manual for urban Roads and Streets.
 - (b) The roadway, and associated footpaths shall be constructed only for a distance of 25 metres from its junction with the public road. The remainder of the proposed road and footpaths, and associated surface water drainage, shall be omitted, and shall be replaced by a grassed reservation, which shall be gated off from the road by an agricultural-type gate, and shall not be incorporated into the boundaries of the two house sites.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of pedestrian and traffic safety, and to provide for a future link to adjoining lands, while not carrying out unessential physical development on the reserved strip unless and until any further residential development is granted under any subsequent planning permission.

3. The roof colour of the proposed houses shall be blue-black, dark brown or dark-grey, and the colour of the ridge tiles shall be the same as the colour of the roof.

Reason: In the interest of visual amenity.

4. The external walls of the proposed houses shall be finished in neutral colours such as grey or off-white.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

6. The proposed septic tank drainage systems shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2009.

Reason: In the interest of public health.

7. The sites shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) the establishment of hedgerows along the side and rear boundaries of both sites,

(b) any walls forward of the front building line shall not exceed 1.2 metres in height,

(c) a timescale for the implementation of the planting and landscaping.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

- 8 All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

- 9 The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction waste.

Reason: In the interests of public safety and residential amenity.

- 10 Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

- 11 The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Act 2000, as amended. The contribution shall be paid prior to

commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Board Member

Date: 27th September 2017

Philip Jones