



An
Bord
Pleanála

Board Direction
PL20.249041

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 11th 2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 1

Reasons and Considerations

Having regard to the nature and scale of the proposed development, as described in the public notices, the planning history for the site, including the parent permission to which the current permission relates, it is considered that Condition No.1 requiring the proposed development to be carried out strictly in accordance with the conditions of the governing permission (Ref. PD/07/1777) and to the extension of duration permission (Ref. PD/12/3098), and, accordingly, to expire on the 2nd day of January 2018, would be warranted, as the proposed development relates to amendments to a previous permissions and as the time constraints linking the application to the previous permissions are reasonable and appropriate. Furthermore, the applicants request to amend a condition of a previous governing planning permission via amendment of Condition No.1 of the subject application, would not be warranted, as permission to amend same was not specifically applied for in the subject application. The proposed development including amended Condition No.1 would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Planning Authority should be directed to amend Condition No.1, so that it reads as follows: -

1. Apart from the modifications permitted on foot of this decision, including the change of house design, garage, septic tank and associated site works, the development shall otherwise be carried out in accordance with the terms and conditions of Planning Register Reference No. PD/07/1777, for which the duration of permission was extended under Planning Register Reference No. PD/12/3098 to the 2nd day of January 2018.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

Board Member

Date: 11.01.18

Paul Hyde