



An
Bord
Pleanála

Board Direction
PL19.249372

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 10th 2018.

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 development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed for retention shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by further information submitted on 28th August 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The shed /store shall be used for purposes ancillary to the enjoyment of the dwelling house as such and not for human habitation.

Reason: In the interest of residential amenity.

3. 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.

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

4. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to ensure a proper standard of development.

Board Member

Date: 10.01.18

Paul Hyde