



An
Bord
Pleanála

Board Direction
BD-000401-18
ABP-300065-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2018 and the inspector's addendum report at a further meeting on 05/06/2018.

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 and relocation, 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, 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. Within 6 weeks of the date of permission, the shed / store shall be relocated to its revised position on the site.

Reason: In the interest of visual amenity.

3 The garage and 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.

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.

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

5. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

6. The site 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:

(i) the establishment of a hedgerow along all side and rear boundaries of the site. Any plants which die are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

Board Member

Date: 05/06/2018

Paul Hyde