



An
Bord
Pleanála

Board Direction
BD-000690-18
ABP-300727-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2018.

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 that the planning authority be directed to AMEND Condition 2 and ATTACH condition 11 as follows:

2. The dwelling shall be finished in napped plaster or wet dash render of a neutral colour with locally sourced natural grey stone to subordinates as detailed on plans. Roofs shall be covered in corrugated metal cladding or slates only, as detailed on the drawings submitted with the planning application. The ridge tile shall match the colour of the roof. All rainwater goods, bargeboards, fascias and soffits shall blend with the roof. All cill faces shall be 100mm. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the amenities of the area.

Reasons and Considerations

It is considered that, having regard to the provisions of the Westmeath County Development Plan 2014-2020 and the Westmeath Rural Design Guidelines, which recognise the need to protect vernacular architecture and which recognise the use of corrugated metal in the rural built environment, respectively, the proposed use of

corrugated metal roofing on part of the proposed development would be consistent with the historic pattern of development for such rural cottages and the provisions of the Westmeath Rural Design Guidelines and would not be visually incongruous. It is therefore considered that condition 2 should be amended accordingly to allow the use of corrugated metal roofing as indicated on the drawings submitted with the planning application.

It is also considered appropriate that the applicant make a contribution towards the costs of restoring and repairing the length of cul de sac public road (L532272) which would primarily benefit the proposed development and it is therefore considered that condition 11, which requires the payment of a special contribution of €9,000 under the provisions of section 48(2)(c) of the Planning and Development Act 2000, as amended, is justifiable and reasonable and should therefore be attached.

Board Member

Date: 16/07/2018

Maria FitzGerald