



An
Bord
Pleanála

Board Direction
BD-000649-18
ABP-300905-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 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 provisions of the Donegal County Development Plan 2018-2024 and to the nature and scale of the proposed development in this rural area, 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 of property in the vicinity, 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 submitted on the 28th day of December 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 interest of clarity.

2. The shed shall only be used for storage purposes and purposes incidental to the enjoyment of the main dwelling and shall not be used for commercial or habitable purposes.

Reason: In the interest of residential amenity.

3. The proposed retaining wall shall be designed by a qualified structural engineer with professional indemnity insurance, who shall be agreed in advance by the planning authority. Details of the retaining wall to be constructed shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development, and the wall shall be constructed to the agreed standards, under the supervision of this engineer. Upon completion, the design, construction and stability of this wall shall be certified by the structural engineer, and a copy of this certification shall be lodged with the planning authority.

Reason: In order to ensure that the design and construction of the proposed retaining wall is carried out to an appropriate standard, under professional supervision.

4. Details of the height and finishes of the proposed retaining wall and fence, including elevation plans indicating the height of the wall against the level of the adjoining laneway, shall be submitted to, and agreed in writing with, with the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity.

5. Existing trees and planting along the eastern boundary shall be retained where feasible. Supplementary native screen planting shall be provided on the eastern boundary of the site, alongside the proposed shed and laneway.

Reason: In the interest of visual amenity.

6. 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.

Board Member

Philip Jones

Date:

10th July 2018