



An
Bord
Pleanála

Board Direction
BD-001272-18
ABP-301324-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2018.

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 County Cavan Development Plan 2014 to 2020, and to the nature and scale of the development proposed for retention, it is considered that subject to compliance with the following conditions, the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity or give rise to a traffic hazard. The development proposed for retention would, therefore, 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 the further information received by the planning authority on the 9th day of February 2018, 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 developer shall comply with the terms and conditions of the planning permission granted by the Council under Reg. Ref.97/471 except as amended by this permission or as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

3. The shed shall be used solely for non-habitable ancillary domestic and private purposes and not for any commercial, industrial, business or trade purposes.

Reason: In the interest of clarity, traffic safety and residential amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services as appropriate.

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

5. S.48 Unspecified.

Board Member

Date: 05/10/2018

Stephen Bohan