



An
Bord
Pleanála

Board Direction
BD-000855-18
ABP-301448-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2018.

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 vicinity, the planning history of the site and the nature and scale of the proposed development, it is considered that the development would be acceptable in terms of traffic impact on the surrounding area, would not be injurious to the residential amenities of properties in the area and would not be contrary to 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 the 29th of January, 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 interests of clarity.

2. The planning permission granted is supplemental to planning permission granted under An Bord Pleanála Ref. No. PL.93.244051 / Planning Authority Ref. No 14/600144 save as modified by this permission.

Reason: In the interest of clarity.

3. The use of the structures on the site shall be ancillary to the use of a guesthouse on the site and no other commercial use.

Reason: In the interest of clarity.

4. The external finishes of the proposed amendments shall be the same as those of the existing development in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The entrance to the site shall be located in accordance with the detailed requirements of the planning authority. Surface water arising from the site shall not be permitted to drain onto the adjoining road.

Reason: In the interests of traffic safety.

6. A landscaping scheme incorporating hard and soft landscaping shall be submitted to and agreed with the planning authority within three months of the date of this order addressing the modifications to the site arising from this development. The scheme shall include a timescale of implementation.

Reason: In the interests of visual amenity

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or

intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 03/08/2018

Michelle Fagan