



An  
Bord  
Pleanála

**Board Direction**  
**BD-000845-18**  
**ABP-301452-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2018.

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 nature of the development and the proposal as submitted, it is considered that the development, would not be contrary to the proper planning sustainable development or injurious to the visual amenities of properties 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 15<sup>th</sup> of November 2017 and the 2<sup>nd</sup> of March 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 roof colour of the proposed houses shall be blue-black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof. No floodlighting of the proposed development is permitted.

**Reason:** In the interest of visual amenity.

3. The external walls shall be finished in neutral colours such as grey or off-white.

**Reason:** In the interest of visual amenity.

4. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

**Reason:** In the interest of visual amenity.

5. RuraDrainage 2 (a)
6. The shed shall be limited in use to the uses as outlined in the details submitted to the planning authority in the letter dated the 2<sup>nd</sup> of March 2018. The shed shall not be used for overnight accommodation or for any industrial or commercial purposes.

**Reason:** In the interest of orderly development and to limit the use of the proposed shed to the purposes outlined in the submitted documentation

**Note:**

- S.34 (13) applies.
- Having regard to the nature and scale of the proposed development, the Board considered that no appropriate assessment issues arise. The

proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

**Board Member**

**Date:** 02/08/2018

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Stephen Bohan