



An  
Bord  
Pleanála

**Board Direction**  
**BD-002057-19**  
**ABP-301988-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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 and scale of the proposed development and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not be out of character with existing development within the area, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and would be in accordance with the provisions of the Donegal County Development Plan 2018-2024, including Policy RH-P-7 relating to replacement housing in rural areas. 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, 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. (a) The materials, colours and textures of all the external finishes to the proposed house, including landscape proposals, shall be submitted to, and agreed in writing with, the Planning Authority prior to commencing construction of the house.

(b) Existing timber fence along site boundaries shall be replaced with a new dark-stained tanalised timber fence, back planted with a hedgerow of species native to the area.

**Reason:** In the interest of the visual amenities of the area.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. (a) The garage shall be used solely for domestic purposes only ancillary to the residential enjoyment of the parent dwelling house and shall not be used for

any other purpose, be that business, residential or other, without a separate grant of planning permission.

(b) The garage shall be constructed concurrently with, or subsequent to, the parent dwelling house, but in any event shall not be constructed as a standalone structure or separate development.

**Reason:** To cater for orderly development.

**Board Member**

**Date:** 08/01/2019

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Dave Walsh