



An
Bord
Pleanála

Board Direction
BD-001622-18
ABP-302244-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 7th 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 design and scale of the subject development, the fact that the entrance for which retention is sought serves an existing dwelling, the level of sightlines available and its location on a lower category road with low traffic volumes, it is considered that the development for which retention is sought would be acceptable in terms of traffic safety, and the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of the visual amenity of the area. The development for which retention is sought, and the proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, and carried out and completed (as applicable) in accordance with the plans and particulars lodged with the application as amended by revised particulars submitted to the planning authority on the 28th

day of June 2018, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Within three months of the date of this order, the block boundary walls to the east and to the west of the entrance shall be replaced by post and rail fences, which shall be erected behind the sightlines as denoted in green on the revised site layout plan submitted to the planning authority on the 28th day of June 2018.

Reason: In the interests of visual amenity and traffic safety.

3. The first floor area of the shed for which retention is sought shall be used solely for purposes incidental to use of the dwelling on site and shall not be used as an independent dwelling unit or for any commercial or industrial purposes.

Reason: In the interests of orderly development.

4. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) The access driveway to the subject development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety and to prevent pollution.

Board Member

Date: 14th November 2018

Philip Jones