



An
Bord
Pleanála

Board Direction
BD-002263-19
ABP-302491-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2019.

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 provisions of the Westmeath County Development Plan 2014 to 2020, and to the nature, design and scale of the development proposed for retention and completion, it is considered that subject to compliance with the following conditions, the development proposed for retention and completion would not seriously injure the amenities of the area or of property in the vicinity. The development proposed for retention and completion would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be completed in accordance with the plans and particulars lodged with the application, as amended by the amended plans that were received by the Board on the 4th day of September 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. a. The development shall only be used in association with the existing dwelling house, and it shall not be used for any commercial purposes.
- b. The openings shall be relocated on the western elevation of the building and no openings shall be permitted on the eastern elevation.
- c. The dungstead shall be located on the western side of the development as illustrated on Drawing No. 181-320-ORS-Z1-00-DR-ZM-200 submitted to an Bord Pleanála on 3rd October 2018.
- d. Additional native species hedging shall be planted along the site boundary to the east of the stable building.

Reason: In the interest of clarity and to protect the residential amenities of neighbouring houses.

3. The external finishes and materials shall match the external finishes and materials on the existing house and garage.

Reason: In the interest of visual amenity.

4. All existing trees and hedgerows shall be preserved on the site.

Reason: In the interest of visual amenity and biodiversity.

5. The developer shall submit details in relation to the design, specifications and capacity of the underground soiled water storage tank and a minimum of 18 weeks storage shall be provided in this tank. Within three months of the date of this Order, details showing how it is intended to comply with these requirements shall be submitted to the planning authority for agreement in writing.

Reason: In the interest of environmental protection and public health.

6. Animal waste generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2018.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

7. The area to the immediate north of the neighbouring residential site to the east, which may be used as paddock, shall be maintained as a no-spread zone for the entire width of the neighbouring site and the entire depth of the paddock, and it shall be permanently kept free from animal manure from the dungstead and wastewater from the underground storage tank.

Reason: In the interest of residential amenity, public health and to prevent pollution of groundwater wells.

8. The site works and building works required to complete the development shall only be carried out between 8.00 hours and 18.00 hours, Monday to Friday and between 08.00hours and 14.00 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the residential amenities of adjacent dwellings. applied to the permission.

Board Member

Date: 31/01/2019

Terry Prendergast