



An  
Bord  
Pleanála

**Board Direction**  
**BD-004277-19**  
**ABP-304403-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and completion would not seriously injure the amenities of the area or of property in the vicinity, would not significantly conflict with the provisions of the Cavan County Development Plan in respect of the provision of domestic garages in a rural context, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the retention and completion of the remainder of the existing garage/boatshed, the Board considered that the overall development to be retained and completed was not significantly out of scale, design or character with the wider rural setting, would not seriously impact on the visual amenities or residential amenities of properties adjacent to the development and would be unlikely to establish a precedent for other similar developments in 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 4th day of March 2019 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 astro turf area and basketball court hereby permitted shall be for domestic use associated with the adjoining dwelling and shall not be used for any other purpose.  
  
(b) The astro turf area and basketball court shall not be artificially lit, save without a prior grant of planning permission.

**Reason:** In the interests of the protection of residential amenity.

3. The drainage arrangements, including the disposal of surface water and grey water, shall comply with the requirements of the planning authority for such works. Details in this regard shall be submitted to the planning authority for agreement within 3 months of the date of this Order. The required works shall be carried out and completed to the satisfaction of the Planning Authority within three months of the date of this agreement.

**Reason:** To ensure adequate servicing of the development and to prevent pollution.

4. (a) Surface water from the site shall not be permitted to drain onto the adjoining public road or onto adjoining properties.
- (b) Only clean, uncontaminated storm water shall be discharges to the surface water drainage systems and/or soakpits on site.

**Reason:** In the interest of traffic safety and in the interests of orderly development.

**Board Member**

**Date:** 15/10/2019

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Dave Walsh