



An
Bord
Pleanála

Board Direction
BD-003965-19
ABP-304642-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/09/2019.

The Board decided by a majority of 2:1 to make a split decision, to

- (1) grant retention permission, for domestic storage shed and grant permission for retained existing dwelling house and domestic storage shed within revised boundaries, for the following reasons and considerations and subject to the following conditions.

and

- (2) refuse permission for new entrance adjacent to existing entrance, to serve existing dwelling house.

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Schedule 1

GRANT retention permission for domestic storage shed and grant permission for retained existing dwelling house and domestic storage shed within revised boundaries, for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the planning history on the site and the nature and scale of the development for which retention permission is sought and the development proposed, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on 18th day of April, 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. The proposed boundary treatment shall be in accordance with the plans and particulars submitted to the planning authority on the 18th day of April, 2019 and shall be backed by indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed

in writing with, the planning authority prior to commencement of development.

Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

Schedule 2

REFUSE permission for new entrance to serve the existing dwelling house, for the following reason.

It is considered that the proposed vehicular entrance, adjacent to an existing access, would endanger public safety by reason of traffic hazard and conflicting vehicular movements at a point on regional road R551 where sightlines are restricted in both an easterly and westerly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 04/09/2019

Chris McGarry