



An
Bord
Pleanála

Board Direction
BD-005171-20
ABP-305759-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2020.

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.

1.0 (i) Reasons and Considerations

Having regard to the Dingle Functional Area Local Area Plan 2012 – 2018, it is considered that, subject to one condition, the proposed retention of the existing dwelling on the site, within revised boundaries would, in principle, be appropriate from land use and amenity perspectives. Such retention would thus accord with the proper planning and sustainable development of the area.

(ii) Reasons and Considerations

Having regard to the Dingle Functional Area Local Area Plan 2012 – 2018, it is considered that, subject to conditions, the proposal would, in principle, be appropriate from a land use perspective. Subject to the retention of the original orientation and some minor re-siting, the proposed dwelling would be compatible with the amenities of the area. Traffic generated would be capable of being accommodated on the local road network and the proposed access arrangements would be satisfactory. Water supply and drainage arrangements would be in order and no Appropriate Assessment issues would arise. The proposal would thus accord with the proper planning and sustainable development of the area.

(i) Condition

1.	<p>The existing dwelling on the site shall be retained within the revised boundaries shown in the plans and particulars lodged with the application</p> <p>Reason: In the interest of clarity.</p>
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(ii) Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The dwelling shall be orientated as originally proposed.</p> <p>(b) The dwelling shall be re-sited in a position 3 metres further away from both the south eastern and the south western boundaries of the site. Any consequential alterations to the driveway and parking area shall be made explicit.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interests of visual and residential amenity.</p>
3.	<p>The proposed dwelling shall be only used as a place of permanent residence and not as a holiday home or second home.</p> <p>Reason: In order to comply with Objective OO-46 of the Local Area Plan.</p>

4.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
6.	<p>The applicant or developer shall enter into water and waste-water connection agreements with Irish Water, prior to commencement of development.</p> <p>Reason: In the interest of public health.</p>
7.	<p>Planning Authority condition 4(a) and 4(b)</p>
8.	<p>(a) Prior to the commencement of occupation of the proposed dwelling, the proposed earth mound, which would be sited between this dwelling and the existing dwelling to the north west, shall be laid out and formed and, thereafter, retained in-situ for the duration of the said dwellings on their respective sites.</p> <p>(b) The existing earth mounds along the site boundaries shall be retained for the duration of the existing and proposed dwellings on their respective sites.</p> <p>Reason: In order to safeguard the residential amenities of the area.</p>
9.	<p>Planning Authority condition 14</p>

10. Model ABP non specified financial contribution condition.

Board Member

Date: 17/02/2020

Terry Ó Niadh