



An
Bord
Pleanála

Board Direction
BD-005425-20
ABP-305849-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2020.

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.

Reasons and Considerations

Having regard to the provisions of the Donegal Development Plan 2018-2024, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not create a traffic hazard or seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. 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.

Reason: In the interest of clarity.

2. (a) the proposed access roadway shall be surfaced with natural or coloured aggregate gravel and shall not be bound by bituminous or concrete material.
- (b) mounding of an earthen embankment no more than 1 metre in height shall be carried out along both sides of the proposed access roadway. This work shall be completed and the embankments planted with thick hedgerow of native species, including gorse, black thorn within the first planting season following first occupation of the permitted dwelling. Any species dying within the subsequent three years shall be replaced.
- (c) private lighting shall not be installed along the proposed access roadway, without the prior written agreement of the planning authority.
- (d) the areas between the old and new front boundary shall be soiled to a height no greater than 100mm above the level of the adjacent carriageway and shall be seeded with grass.

Drawings detailing the above shall be submitted to, and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of visual amenity and orderly development.

3. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: 18/03/2020

Chris McGarry