



An
Bord
Pleanála

Board Direction
BD-005306-20
ABP-305902-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 4th, 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 'Rural General' landscape zoning designation of the site, the separation distances to neighbouring dwellings, the pattern of development in the vicinity, and the existing screening and planting on the site, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, and would not, therefore, be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted on the 5th day of July 2019 and the 5th day of September 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Within 3 months of the date of this order, the existing hardstanding area to the north of the septic tank shall be removed, the land levelled to the same level as the adjoining farmland and grassed. The levels shall be referenced to a clearly identifiable and easily located benchmark on the public roadway. Once these works have been completed, the developer shall notify the planning authority in writing, with photographic evidence of their completion. No vehicles, or plant or machinery shall be parked or stored in the area concerned in the future.

Reason: In the interest of visual amenity, and to prevent unauthorised development.

3. The use of the vehicle maintenance shed shall be strictly limited to use for the maintenance of the applicant's truck only and shall not be used for any commercial, industrial, habitable or agricultural purposes.

Reason: In order to limit the use to that for permission has been made, and to prevent unauthorised development.

4. No signage of any kind whatsoever shall be erected on the vehicle maintenance shed or elsewhere within the site.

Reason: In the interest of visual amenity.

5. As PA condition number 5

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

6. The existing on-site mature planting shall be retained.

Reason: In the interest of visual amenity.

7. Within one year of the date of this order, the site shall be landscaped, using only indigenous deciduous trees and hedging species, details of which shall be

submitted to, and agreed in writing with, the planning authority within six months of the date of this order. This shall include the following:

(a) the establishment of a hedgerow along the entire southern and north-eastern boundaries of the site, as outlined in red on drawings submitted to the planning authority on the 5th day of September 2019 and

(b) the planting of semi-mature trees along the north-eastern boundary of the site, for a distance of 30 metres commencing at the roadside end of this boundary and running northwestwards along this boundary.

The developer shall notify the planning authority, in writing, when this planting has been carried out.

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 vehicle maintenance shed and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

8. Any external lighting shall be properly cowled and directed away from the public roadway. It shall also not be visible from any point more than 100m away from the light.

Reason: In the interest of traffic safety and to control light pollution in the rural environment.

Board Member

Date: 5th March 2020

Philip Jones