



An
Bord
Pleanála

Board Direction
BD-005660-20
ABP-306087-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/04/2020.

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 nature and design of the proposed development, to the existing development on site and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention permission is sought, would not seriously injure the amenities of the area or of property in the vicinity, would be an acceptable use in this rural area and would be in accordance with the relevant provisions of the Laois County Development Plan 2017-2023. The proposed development and the development for which retention permission is sought would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would be an appropriate agricultural use in this rural area, would not lead to an adverse visual impact on the landscape, would not seriously injure the residential amenities of property in the vicinity and would not endanger public safety by reason of traffic hazard.

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, received by the planning authority on the 9th October 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 materials and finishes for the shed structure and the proposed boundary wall, shall be submitted to and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interest of visual amenity.

3. Design details for the proposed vehicular entrance, including surface water proposals to ensure no ponding on the public road, and details to ensure maintenance of adequate sightlines and associated landscaping, including grassed areas up to the metalled edge of the road, shall be submitted to and agreed in writing with, the planning authority, prior to commencement of development.

Reason: To prevent interference with existing roadside drainage and in the interest of traffic and pedestrian safety.

4. ADD IN PA CONDITION NO. 5.

5. ADD IN PA CONDITION NO. 6.

6. ADD IN PA CONDITION NO. 7.

Board Member

Date: 28/04/2020

Chris McGarry