



An
Bord
Pleanála

Board Direction
BD-005966-20
ABP-306253-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2020.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for the retention of works carried out for the maintenance and improvement of the existing outbuildings/agricultural buildings, the renovation and extension of the existing dwelling, the installation of baf sewage treatment system with polishing filter, and all other related necessary and associated works

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission for the removal of the existing roadside boundary, the erection of new roadside boundary, the repositioning of the existing domestic entrance and the existing farm entrance, widening and upgrading of the domestic entrance, and all other related necessary and ancillary works

for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the pattern of development in the area, and to the nature of the development proposed for retention and the proposed development, it is considered that the development proposed for retention and the proposed development would not

seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Reasons and Considerations (2)

It is considered that the removal of a significant portion of mature trees and hedgerow to facilitate the repositioning and upgrading of two separate entrances to serve this relatively small landholding would not be justified, and would seriously injure the visual and residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission for the overall development proposed for retention / proposed development, the Board noted that the site is occupied by an existing dwelling and considered that the retention of works carried out for the maintenance and improvement of the existing outbuildings/agricultural buildings, the renovation and extension of the existing dwelling, and the installation of a sewage treatment system with polishing filter, would not be likely to lead to a significant increase in the usage of the existing entrances, or impact on traffic safety by reason of traffic hazard.

Note:

The Board noted and agreed with the Inspector's opinion that the provision of a single access to serve the site at a location north of the existing domestic access is likely to be the best outcome achievable on this constrained site, and considered that any future application in this regard should seek to maximise the retention of existing mature trees and hedgerow.

Conditions

1. PlanPartic (as amended by the further plans and particulars submitted to the planning authority on the 15th day of October 2019)

2. The use of the buildings identified as Building 1 and Building 2 shall be restricted to uses incidental to the enjoyment of the dwelling on the site.

Reason: In the interest of orderly development.

3. Within 3 months of the completion of the works hereby permitted, the temporary mobile home, temporary storage/office and temporary cabin shall be removed from the site and the former farm entrance shall be permanently closed and replaced by a roadside boundary treatment similar to that which adjoins this entrance.

Reason: In the interests of orderly development, traffic safety, and visual amenity.

4. Within 3 months of the date of this order, the spoil heaps shall be removed from the site.

Reason: In the interests of the protection of the environment and public health.

5. RuralWaterdrain

6. IrishWater

7. RuralUnderground

8. PropTS 4

9. ConstHours

10. CMP1 (excl. hours)

11. S.48 Unspecified

Board Member:

Date: 18/06/2020

John Connolly