



An
Bord
Pleanála

Board Direction
BD-005730-20
ABP-306302-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2020.

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

It is considered that, subject to compliance with the conditions set out below, the development proposed for which permission for retention is sought would not seriously injure the visual amenities of property in the vicinity and would be acceptable in terms of traffic safety and the protection of the environment. The development proposed for which permission for retention is sought would, therefore, be in accordance with 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 revised by the further information received by the planning authority on the 31st of July 2019, 18th of September 2019 and 14th of November 2019.

Reason: In the interest of clarity.

2. (a) Within six months of the date of this decision the proposed vehicular entrance/egress point at the southern site boundary shall be constructed and completed in accordance with the site layout map received by the planning authority on the 14th of November 2019.

(b) The existing vehicular entrance/egress point at the north-east and site boundary shall be closed with a boundary wall within two weeks of completion of the new vehicular access.

Reason: In the interest of traffic safety.

3. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: To ensure a proper standard of development.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the garage shall be restricted to use as a private domestic garage/shed, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity and in the interest of clarity.

Board Member

Date: 11/05/2020

Michelle Fagan