



An
Bord
Pleanála

Board Direction
BD-006073-20
ABP-306522-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 1st, 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 pattern of development in the vicinity, the nature of the development for which retention is sought, and the established nature of the agricultural land use, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would represent an acceptable addition to this rural area where the prevailing land use is agriculture, would not seriously injure the visual amenities of the area, would respect the existing rural character of the area, and would not be prejudicial to public health. The development for which retention is sought would, therefore, not 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, 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 within three months of the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development for which retention is hereby granted relates solely to the well and pumphouse, and shall not be construed as retention for any of the other development shown on drawing number 0001/02/M1, as submitted to the planning authority on the 6th day of November 2019.

Reason: In order to delimit the extent of the permission hereby granted, in the interest of clarity.

3. A detailed landscaping scheme, providing for screening around the perimeter of the pumphouse building, and using solely native broadleaved species, shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The agreed landscaping shall be provided within one year of the date of this order.

Reason: In the interest of visual amenity.

Board Member

Date: 9th July 2020

Philip Jones