



An
Bord
Pleanála

Board Direction
BD-006322-20
ABP-306884-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2020.

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 policies of the Longford County Development Plan 2015-2021, which support the diversification of the rural economy, the longstanding nature of the existing development on the subject site and the location, nature, scale and form of the extension to be retained, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from landscape character or the amenity of property in the vicinity of the site and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be retained and carried out and completed 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Within three months of the date of this order, details of the location of the soak pit and arrangements for the management of surface water on site, shall be submitted to the planning authority for written agreement.</p> <p>Reason: To prevent water pollution.</p>
3.	<p>Within three months of the date of this order, details of the external finishes shall be submitted to and agreed in writing with the Planning Authority</p> <p>The external finishes of the proposed extension shall match the existing development in respect of colour and texture.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Planning Authority Condition no. 2</p>
5.	<p>Surface water from the site shall not be permitted to drain onto the adjoining public road.</p> <p>Reason: In the interest of traffic safety.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid</p>

within 3 months of the date of this order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 25/08/2020

Terry Ó Niadh