



An
Bord
Pleanála

Board Direction
BD-007519-21
ABP-308462-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/02/2021.

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

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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 area, to the nature, scale, use and position of the development for which retention permission is sought and the proposed development, including the distance of the proposed shed from the boundary with the adjacent residential property, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential amenity of adjoining property, would not adversely affect the visual character of the area and would otherwise be an acceptable form of

development at this location. The development for which retention permission is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 submitted on the 28th day of August, 2020, 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 shed shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the main dwelling.

Reason: In the interests of orderly development.

3. Details of the materials, colour, and texture of the external finish of the shed structure shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. (i) No development shall take place over the foul and surface water networks and drainage systems on site, unless otherwise agreed in writing with the Planning Authority.

(ii) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health, in the interest of proper planning and sustainable development of the area and to ensure a satisfactory form of development.

Board Member

Date: 10/02/2021

Chris McGarry