



**An
Bord
Pleanála**

**Board Direction
BD-008509-21
ABP-309193-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/06/2021.

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

Having regard to the limited scale of the proposed development and the domestic scale use proposed, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenity of nearby property and would accord with the zoning objective for the area set out in the Arklow and Environs LAP 2018-2024, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

- | | |
|----|---|
| 1. | The development shall be, retained, 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 |
|----|---|

	<p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>The application site shall be used solely for the storage of a motor car.</p> <p>Reason: In the interests of the residential amenity of nearby property.</p>
3.	<p>The building and concrete slab shall be demolished and removed from the site within 3 years of the date of this order unless a further permission for the building/slab and permitted use shall have been granted by that date.</p> <p>Reason: To allow the planning authority to assess the impacts on the residential amenity of nearby property.</p>
4.	<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. The contribution shall be paid within three 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 the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 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.</p>

Board Member

Terry Prendergast

Date: 11/06/2021

Terry Prendergast

