



An
Bord
Pleanála

Board Direction
BD-008789-21
ABP-309930-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2021.

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 nature and scale of the proposed development and the pattern of development in the area, it is considered, subject to compliance with the conditions set out below, that the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development for which retention is sought 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 17th day of February 2021, 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 use of the shed shall be related to use for domestic and farm-related storage purposes and the repair of farm machinery and for limited car repair in accordance with condition 3 below.

Reason: To ensure that the use of the building provides for activities appropriate to a rural area.

3. The following shall apply in relation to any car repair activity:
 - (a) the use shall be for personal use and shall not be commercial or for profit,
 - (b) no car paint spraying shall take place.

Reason: To provide for a limited non-commercial recreational activity carried out by a family member.

4. Within three months of the date of this decision the applicant shall submit to, and agree in writing with the planning authority, a plan for the separation and suitable storage and disposal of all wastes.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and the prevention of pollution.

5. The noise shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) at any point along the boundary of the site between 0800 and 2000 hours, Monday to Friday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

Board Member

Maria FitzGerald

Date: 23/07/2021

Maria FitzGerald

