

An
Bord
Pleanála

Board Direction
BD-009209-21
ABP-310257-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/10/2021.

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 zoning objective for the site, the design, location and size of the proposed development, which is for a domestic garage, it is considered that, subject to compliance with conditions below, the development would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained shall be in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars submitted, 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Full details of the proposed northern site boundary, including of the front northern elevation of the proposed garage, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

3. a) The garage shall be used for domestic purposes only and shall remain ancillary to the dwelling.

b) The domestic garage shall not be used for human habitation for any commercial use or carrying out any trade.

Reason: In the interest of clarity.

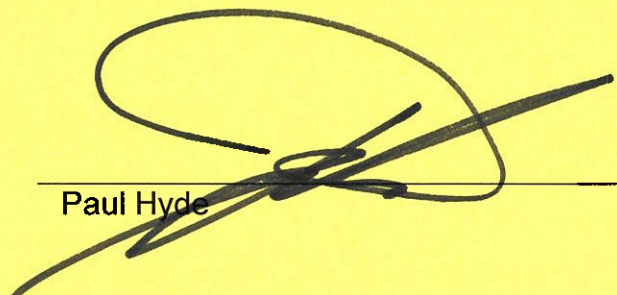
4. Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. 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 traffic safety.

Board Member



Paul Hyde

Date: 07/10/2021