



An
Bord
Pleanála

Board Direction
BD-010393-22
ABP-310614-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2022.

The Board decided by a vote of 2:1 to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the location of the site within the settlement boundary of Portsalon, the pattern of development in the area, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health, 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would be acceptable given the urban context of the site and the pattern of existing development in the area, and did not therefore consider that the proposed development would be likely to endanger public safety by reason of a traffic hazard.

Conditions

1. PlanPartic (as amended on the 5th day of May 2021)
2. The proposed dwelling shall be for permanent occupation only and shall not be used as a holiday home.

Reason: In the interest of proper planning control having regard to the County Development Plan 2018-2024.

3. Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority boundary details and the proposed site entrance.

Reason: In the interests of the amenities of the area and traffic safety.

4. UrbanWaterDrain
5. IrishWater
6. UrbanFinishes1
7. Cables
8. ConstHrs (from 7am Mon-Fri)
9. PropTS4 (EPA 2021)
10. S.48 Unspecified

Board Member


John Connolly

Date: 30/03/2022