



An
Bord
Pleanála

Board Direction
BD-009353-21
ABP-310733-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/11/2021.

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 pattern of development in the area, the design, scale and nature of the garage and shed structures, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought and the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed for which retention permission is sought and the proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by further information submitted on 5th May 2021 and 17th May 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The garage and garden shed shall be used for purposes incidental to the enjoyment of the dwelling house and shall not be used for any other purpose or for human habitation.

Reason: In the interest of clarity and residential amenity.

3. 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. Surface water from the site shall not be permitted to drain onto the adjoining public road.

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

4. The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority on the 5th day of May 2021 and in accordance with the requirements of the document "Wastewater Treatment Manual: Treatment Systems for Single Houses" Environmental Protection Agency 2021. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority.

Within three months of the grant of permission the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA Document.

Reason: In the interest of public health.

5. The landscaping scheme shown on drawing No 2076-004-A as submitted to the planning authority on 5th day of May 2021 shall be carried out within the first planting season following the grant of permission.

All planting shall be adequately protected until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

Board Member



Chris McGarry

Date: 03/11/2021

