

An
Bord
Pleanála

Board Direction
BD-011184-22
ABP-310917-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2022.

The Board decided, on a 2:1 vote, 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 siting, design and proposed use of the greenhouse structure, it is considered that, subject to conditions below, the proposed development would not seriously alter the natural landscape and topography of the site or would not seriously injure the visual amenities of the area or impinge on the visual qualities of the neighbouring protected structure, a 19th century roman catholic church. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. The greenhouse shall be for private use only. No commercial activity shall operate from the structure or the remainder of the site without a separate grant of permission.

Reason: In the interest of orderly development.

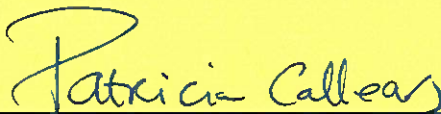
3. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include details of proposed boundary treatments along the perimeter of the site. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

Board Member


Patricia Calleary

Date: 29/08/2022