

An
Bord
Pleanála

Board Direction
BD-009674-21
ABP-311111-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/12/2021.

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.

1.0 Reasons and Considerations

Having regard to the residential zoning objective pertaining to the site, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, does not seriously injure the visual or residential 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.

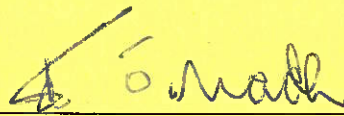
2.0 Conditions

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| 1. | The development shall be retained in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 26/03/20 and particulars received on the 12/04/21 and the 25/06/21 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 within 3 months of |
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	<p>the issue of this decision and the development shall be completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>1. The structure shall be reduced in height to a maximum ridge height of 4.4 meters and a maximum eaves height of 3.8 meters,</p> <p>2. The structure shall be used for the purposes of a hobby and store only and shall be ancillary to the main dwelling and shall not be used for human habitation or any commercial, industrial or other use.</p> <p>Reason: In the interests of visual amenity and to protect the character and principle use of the site.</p>
3.	<p>(a) During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest noise sensitive location shall not exceed: -</p> <p>(i) An Leq,1h value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive.</p> <p>(ii) An Leq,15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component.</p> <p>(b) All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.</p> <p>Reason: To protect the residential amenities of property in the vicinity of the site.</p>
4.	<p>(a) All electrics and electrical appliances shall be raised at least 500mm above the 1,000-year critical flood level; details of which shall be submitted for the written agreement of the Planning Authority within 3 months of the issue of this decision.</p> <p>(b) All foul drainage access chambers and plant items below the 1,000-year critical flood level shall incorporate sealed covers, to prevent potential ingress of flood water, to the required Irish Water standards and details of</p>

	<p>which shall be submitted to the written agreement of the Planning Authority within 3 months of the issue of this decision.</p> <p>(c) Given the flood susceptibility of the site, the proposed development shall follow best practice in the management of health and safety for users of the development and the applicant shall submit a flood emergency response plan for the written agreement of the Planning Authority within 3 months of the issue of this decision.</p> <p>(d) The development shall not be used for habitable purposes and shall not be used for “highly vulnerable development” uses as defined by the DOEHLG/OPW publication “The Planning System and Flood Risk Management, Guidelines for Planning Authorities”.</p> <p>Reason: In the interests of public health.</p>
5.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

Board Member



Date: 15/12/2021

Terry Ó Niadh