



An  
Bord  
Pleanála

**Board Direction**  
**BD-009718-22**  
**ABP-311246-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2022.

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 provisions of Offaly County Development Plan 2021-2027, including Chapter 13 'Development Management Standards', and to the nature, design and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would, subject to detailed design, not seriously injure the visual or residential amenities of the area, or of property in the vicinity, and would provide an acceptable standard of amenity for future residents. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

1. This outline permission relates solely to the principle of a detached dwelling type development on this site and it shall not be construed as giving consent to the following matters:
  - a) The overall site layout of the development.
  - b) The vehicular access.

**Reason:** In the interest of clarity.



2. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
  - a) A comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features,
  - b) A site layout plan to a scale of not less than 1:500 showing the layout of the house, driveways and drainage, water and wastewater services,
  - c) The finished ground floor level of the house by reference to existing site levels and road level at the proposed entrance,
  - d) Proposals for the landscaping of the site, including planting,
  - e) Proposals for boundary treatment(s),
  - f) Proposals to protect the privacy and amenity of existing adjacent properties,
  - g) Design proposals which have regard to the design and character of the built environment in the vicinity, and
  - h) Details of external finishes.

**Reason:** To enable the application for permission consequent to be fully assessed.

3. 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 prior to commencement of development or 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.





