

Planning and Development Acts 2000 to 2021

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.21/257

Appeal by John and Alice Healy care of Smith Associates of “Fairview House”, Deanery Street, Belturbet, County Cavan against the decision made on the 20th day of April, 2022 by Leitrim County Council to grant subject to conditions an outline permission to the said John and Alice Healy in accordance with plans and particulars lodged with the said Council:

Proposed Development: Outline permission sought for two-storey dwelling, domestic garage, new entrance, site development works and connection to existing services, all at Chapel Road, Treamore, Mohill, County Leitrim as amended by the revised public notice received by the planning authority on the 25th day of March, 2022.

Decision

GRANT outline permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Leitrim County Development Plan 2015-2021 (as varied and extended), to the location of the site in an established residential area, to the zoning for residential purposes and to the nature 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 residential or visual amenities of the area. 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 two-storey dwelling on this site and it shall not be construed as giving consent to the overall site layout of the development.

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:-
 - (i) a detailed site layout and landscaping plan for the entire site,
 - (ii) a site layout which accommodates a 5 metres wayleave to the west of the site to facilitate access to adjoining lands,
 - (iii) revised access proposals which include relocation of the proposed site access from Church Road which has regard to the

provision of a future access to west and provision of a reservation for a footpath, of a minimum 1.8 metres in width, along the southern site boundary,

- (iv) proposals for the retention/reinforcement of existing boundary treatment,
- (v) proposals to protect the privacy and amenity of existing adjacent properties,
- (vi) design proposals which have regard to the design and character of the built environment in the vicinity, and
- (vii) foul sewer connection details for the entire site.

Reason: In the interest of clarity and to enable the application for permission consequent to be fully assessed.

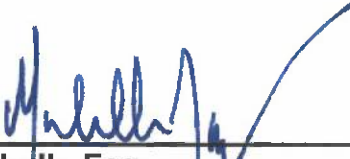
3. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.


4. At the permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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.

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.



Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 15th day of September 2022.