

An
Bord
Pleanála

Board Direction
BD-013963-23
ABP-314185-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2023.

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 proposed use of the subject development, its location on site removed from the adjoining residential property and arrangements for landscaping, and subject to compliance with the conditions set out below, it is considered that the proposed development would be in accordance with the policies of the Roscommon County Development Plan 2022-2028 and would not seriously injure the visual or residential amenities of the area and would not lead to an increased risk of flooding on adjoining lands. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions


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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the plans and particulars submitted on the 8 th of March 2022, except as otherwise may 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 |
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	<p>authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The agricultural storage shed granted permission shall not be used for the repair of machinery or for commercial purposes.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>Prior to the commencement of development details of arrangements for the disposal of surface water from hard surfaces by soakaway or drains to adjacent watercourse shall be submitted to the planning authority for written agreement. No surface water shall be allowed to flow onto the public road.</p> <p>Reason: In the interest of traffic safety and to prevent flooding on adjoining lands.</p>
4.	<p>Prior to the commencement of development vehicular access arrangements to the site shall be constructed and thereafter maintained in accordance with the Proposed Agricultural Storage Shed Site Layout Plan (Drawing no. 22-P-01-001 rev A) submitted on the 3rd June 2022.</p> <p>Reason: In the interest of traffic safety.</p>
5.	<p>In the first planting season following the commencement of the development the boundaries of the site shall be planted with native hedgerow species. Along the western boundary of the site, this shall comprise beech hedging as shown in Drawing no. 22-P-01-001 rev A, submitted on the 3rd June 2022, with this hedging to be maintained at 1.8m.</p> <p>Reason: In the interest of residential amenity and biodiversity.</p>
6.	<p>Construction waste shall be disposed of by an authorised waste collector in accordance with the Waste Management Act 1996, as amended.</p> <p>Reason: In the interest of orderly waste management.</p>
7.	<p>Within three months of the date of this order, the developer shall submit the following for the written agreement of the planning authority: (a) Full</p>

design details and brochure specifications of the proposed petrol interceptor. (b) Details of the bunding to be provided for the waste oil/hydrocarbon storage areas in the garage to be retained. All bunding shall be designed to adequately protect against accidental oil and hydrocarbon spillages on site. The agreed details shall be carried out in full and completed prior to the commencement of construction of the proposed dwelling.

Reason: In the interest of public health and to prevent pollution from stored vehicles.

Board Member



Liam Bergin

Date: 03/10/2023

