

An
Bord
Pleanála

Board Direction
BD-014402-23
ABP-317601-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2023.

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 nature and extent of the proposed development involving only a change of house type from that previously granted under the parent permission (P.A. Reg. Ref. 21/50310), and given that the applicants comply with the terms of subsection (i)(a) of Condition no. 2 of the parent permission, it is considered that the proposed development would not seriously detract from the visual amenity or character of the area, would not seriously detract from the residential amenities of surrounding properties, would not lead to an excessive concentration of dwellings in this rural area, and would be consistent with the provisions of the County Donegal Development Plan 2018-2024. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed house design and layout shall be in accordance with the plans and particulars lodged with the application on the 13th day of February 2023,

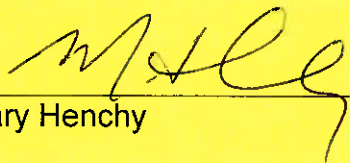
except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from the change of house type as specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the parent permission granted on the 17th day of May 2021 under planning register reference number 21/50310, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the development is carried out in accordance with the parent permission.

Board Member



Mary Henchy

Date: 01/11/2023