



An
Bord
Pleanála

Board Direction
BD-016109-24
ABP-317849-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/04/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed to REMOVE condition number 4.

Reasons and Considerations

Having regard to the nature of the development proposed which is for a structure ancillary to existing residential use on site and using an existing, established and authorised vehicular entrance, the requirement for additional works under condition no. 4 are unnecessary, would be unenforceable given the requirement for works on lands outside of the applicants' control and would be detrimental to the rural character of the area as a result of the removal of existing hedgerow. It is considered that the imposition of condition no. 4 is an unreasonable, onerous and disproportionate requirement relative to the development sought.

Board Member:

Martina Hennessy

Date: 18/04/2024