

An
Bord
Pleanála

Board Direction
BD-016236-24
ABP-317861-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2024.

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 current Donegal County Development Plan 2018-2024, the nature and extent of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development would be appropriate for this agricultural area, would not detract from the visual amenity of the area, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of traffic generation, or otherwise. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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. Surface water shall not discharge from the site to the public road and the developer shall comply with any requirements of the planning authority in this regard.

Reason: In the interest of public health and surface water management.


3. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority within three months of this decision. This boundary treatment scheme shall provide a screen along the eastern and northern boundaries, consisting predominantly of trees, shrubs and hedging of indigenous species. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season following the grant of this permission.
(b) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the landscaping scheme shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development, in the interest of visual amenity.

4. 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. The application of any indexation required by this condition 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.

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.

Board Member



Stewart Logan

Date: 07/05/2024