

An
Bord
Pleanála

Board Direction
BD-017213-24
ABP-318097-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/08/2024.

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 location of the subject site within the settlement boundary of Liscannor on zoned 'existing residential' lands, the size and scale of the proposed garage, the proposed additional measures to both manage the surface water coming from outside the subject site and the subject site's own surface water through attenuation with gradual filtration to the ground and the use of permeable paving on the driveway the proposed development, it is considered that, subject to compliance with conditions, the proposed development would not result in surface water flooding nor would have adverse impacts on the adjacent residential amenities. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14th day of August 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. All surface water within the site boundaries shall be collected and disposed of within the curtilage of the site in accordance with the revised details received by the Planning Authority on the 14th August 2023. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of orderly development and to prevent flooding.

3. The proposed garage shall not be used for human habitation, or any commercial purposes or for any other purpose other than for purposes incidental to the enjoyment of the dwelling.

Reason: To protect the residential amenity of the area.

Board Member


Patricia Calleary

Date: 09/08/2024