



An
Bord
Pleanála

Board Direction
BD-017961-24
ABP-318425-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2024.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature and scale and the use of the proposed development subject of this application, the issue raised in the planning assessments, third party submissions, referral reports, site inspection, existing patterns of development in the vicinity and the current development plan, it is considered that subject to compliance with conditions below, that the development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would otherwise accord with the proper planning and sustainable development of the area.

Conditions

As per PA conditions of grant of 18.10.23 ref no. 23/100

Amend condition Condition 8 (a) to:

8) a) A buffer area of 20m shall be implemented around Recorded Monument OF025017003-Class: Religious house - Augustinian canons and the site of the previously identified human burials. No ground works / storage or vehicle movements shall be carried out within the buffer area, including boundary works,

landscaping or ground reduction. The buffer area shall be fenced off and protected during construction and shall not be used for storage or vehicular access.

A revised layout plan to be submitted for agreement with the Planning Authority if required to be comply with this Condition.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered:

1 that while the site is located within an area of archaeological potential where test trenching has identified archaeological material in the western part of the site and it has not been established that the area in which the development would take place would not contain archaeological finds or features and the archaeological potential of the site has therefore not been resolved that a suitable Condition requiring the monitoring of groundworks by a suitable qualified person would be sufficient protection and in this, the Board were in agreement with the Direct Applications Unit of the Department of Culture, Heritage and Gaeltacht's observation and recommendation.

2 The location and design of the proposed dwelling, set back from the road, and close to upstanding historic remains, would not materially impact the setting of the recorded monument and from the visual amenity of the historic settlement given the pattern of existing development in the area and in closer proximity to the site.

3 The Board decided that the development for residential use was sufficiently removed from the area zoned Open Space, Amenity and Recreation and designated 'Constrained Land Use' not to materially impact on this zone and in agreement with the Planning Authority considers this proposed development to support the proper planning and sustainable development of the area and to respect the sites residential zoning.

Board Member


Liam Bergin

Date: 23/10/2024