

An
Bord
Pleanála

Board Direction
BD-018282-24
ABP-319487-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2024.

The Board decided to grant permission of the development proposed to be retained and completed, 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 design, layout and scale of the development proposed to be retained and completed, the Board considered that, subject to compliance with the Conditions set out below, the development proposed to be retained and completed would not seriously injure the residential or visual amenities, established character or appearance of the area, and would be in accordance with the proper planning and sustainable development of the area.

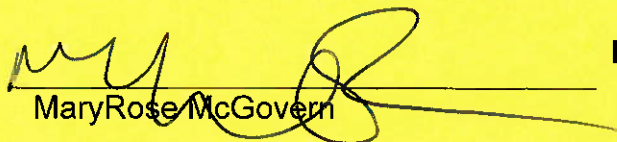
Conditions

1.	The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by Further Information received by the planning authority on the 14 th day of February 2024, 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
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	<p>development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>(i) This grant of permission pertains to the retention and completion of domestic garage and ancillary site development works only. This grant of permission does not include for the timber shed/cabin structure in rear garden area.</p> <p>(ii) The garage shall only be used for storage purposes and purposes incidental to the enjoyment of the main dwelling and shall not be used for commercial or habitable purposes</p> <p>Reason: In the interest of clarity and orderly development</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the amenities of property in the vicinity.</p>
5.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, noise and dust management measures, and off-site disposal of construction/demolition waste.</p>

6.	<p>The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.</p> <p>Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.</p>
7.	<p>Water supply and drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
8.	<p>Prior to the commencement of development, the developer shall enter into a water and wastewater connection agreement with Irish Water.</p> <p>Reason: In the interests of public health</p>

Board Member


Mary Rose McGovern

Date: 21/11/2024