



An  
Bord  
Pleanála

**Board Direction**  
**BD-018240-24**  
**ABP-320122-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/11/2024.

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**

The Board considered the planning history, particularly the size of the garage previously permitted at this location, the overall size of the site, and the information submitted by way of further information regarding the proposed use of the garage which is incidental to the enjoyment of the dwelling house.

Having regard to the nature, scale, proposed use and design of the proposed development and to the character of the general area, it is considered that subject to compliance with the conditions set out below, the proposed development would not affect the character of the area and would not seriously injure the residential or visual amenities of the area or of property in the vicinity.

The proposed development would, therefore, 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 the further plans and particulars received by the planning authority on the 30th day of May 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 development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** To clarify the plans and particulars for which permission is granted.

2. The garage and the associated yard area shall be used only for purposes incidental to the enjoyment of the dwelling house as detailed in the submission received by the Planning Authority 30<sup>th</sup> May 2024 and shall not be used for any residential, commercial or industrial purposes.

**Reason:** In the interest of proper planning and development of the area.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within three months from the issuing of this Order, the applicant shall submit details for the disposal of surface water from the site and the timeframe for carrying out these works for the written agreement of the planning authority.

**Reason:** In the interests of sustainable drainage.

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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

**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**

  
Mary Henchy

**Date:** 18/11/2024