

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Longford County

Planning Register Reference Number: 15/136

An Bord Pleanála Reference Number: PL 14.245711

APPEAL by B. Power care of Vitruvius Hibernicus of Convent Road, Longford against the decision made on the 12th day of October, 2015 by Longford County Council to refuse outline permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Outline permission for replacement dwelling and all ancillary site works at Lissanurlan, Longford, County Longford.

DECISION

GRANT outline permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the existing house on site and the existing access onto the main road, the Board considered that the proposal, by providing improved accommodation, and subject to compliance with the conditions set below, would represent a planning gain to the area.

In deciding not to accept the Inspector's recommendation to refuse outline permission, the Board considered that the principle of a house on the site was already established and that the applicant had therefore no need to establish rural housing need. The Board further considered that the presence of an existing access way onto the main road meant that the proposed replacement house did not introduce a new traffic hazard.

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. At permission consequent on the grant of outline permission, provision shall be made for the demolition or discontinuance of the existing house on site.

Reason: In the interests of clarity.

3. This grant does not approve either the location or the size of the proposed house which shall be decided at permission consequent stage on the grant of outline permission.

Reason: In the interests of clarity.

4. At permission consequent stage, 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.