

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Offaly County

Planning Register Reference Number: PL2/15/324

An Bord Pleanála Reference Number: PL 19.246154

APPEAL by Aaron and Paula Mullan of Oakleaf House, Killaderry, Daingean, County Offaly against the decision made on the 21st day of January, 2016 by Offaly County Council to grant subject to conditions a permission to Martin Egan care of Aidan Bracken of ABBD of Clonshanny, Clara, County Offaly in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of domestic garage as constructed, which differs from previously granted under planning register reference number: 08/314 at Killaderry, Daingean, County Offaly.

DECISION

GRANT 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 nature of the development proposed for retention, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would be in keeping with the existing character and pattern of development in the immediate area, would not give rise to overlooking, would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

3. The roof-lights on the garage structure shall be permanently removed and roof openings re-instated with materials to match the existing roof within three months of the date of this order.

Reason: In the interest of orderly development.

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

Dated this day of 2016.