

## **Board Order PL 19.247818**

Planning and Development Acts 2000 to 2016

**Planning Authority: Offaly County Council** 

Planning Register Reference Number: PL2/16/94

**Appeal** by Pat and Ann Guinan of Killananny, Killoughey, Tullamore, County Offaly against the decision made on the 7<sup>th</sup> day of December, 2016 by Offaly County Council to grant subject to conditions a permission to Tom Lalor care of Keyes Consulting Limited of Killina, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of the existing agricultural shed and all associated site works and permission to install a new septic tank and new percolation area, and all associated site works, at Killananny, Killoughey, Tullamore, Co. 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 pattern of development in the area and to the design and nature

of the works proposed for retention and the proposed development, it is considered

that, subject to compliance with the conditions set out below, the development

proposed for retention and the proposed development would not seriously injure the

amenities of the area or of property in the vicinity, would not be prejudicial to public

health and 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 further plans and

particulars submitted on the 14<sup>th</sup> day of October, 2016 and by further plans and

particulars submitted on the 10<sup>th</sup> day of November, 2016, 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 and completed in accordance with the agreed

particulars.

**Reason:** In the interest of clarity.

2. The shed shall be used solely for the storage of agricultural machinery. No

refueling of machinery shall be carried out on site.

**Reason**: In the interest of residential amenity.

3. The landscaping scheme detailed in the submission of Kelly's Nursery Limited

submitted to the planning authority on 14th day of October, 2016 shall be

carried out within the first planting season following the grant of permission.

**Reason**: In the interest of residential and visual amenity.

4. 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. No surface water from roofs, paved areas or otherwise

shall discharge onto the public road or adjoining properties.

Reason: In the interest of public health and to ensure a proper standard of

development.

5. The proposed septic tank drainage system shall be in accordance with the

standards set out in the document entitled "Code of Practice - Wastewater

Treatment and Disposal Systems for Single Houses (p.e. < 10)", Environmental

Protection Agency 2009.

**Reason**: In the interest of public health.

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

Dated this day of 2017