



Planning and Development Acts 2000 to 2018

Planning Authority: Offaly County Council

Planning Register Reference Number: PL 2/17/450

Appeal by Nellie Hughes care of Keyes Consulting Engineers of O'Moore Street, Tullamore, County Offaly against the decision made on the 26th day of March, 2018 by Offaly County Council to grant subject to conditions a permission to Brendan and Sandra Kearney care of DK Design Services of Ballykeenaghan, Tullamore, County Offaly in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new shed/fuel store and associated site works at Killina, Rahan, 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 and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of properties in the area and would not be contrary to the proper planning sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information submitted on the 2nd day of March 2018, 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. The roof colour of the proposed shed/fuel store shall be blue-black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof. No floodlighting of the proposed development is permitted.

Reason: In the interest of visual amenity.

3. The external walls shall be finished in neutral colours such as grey or off-white.

Reason: In the interest of visual amenity.

4. All public service cables for the development, including electrical, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

5. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent pollution.

6. The shed/fuel store hereby approved, shall be limited in use to the uses outlined in the further information submitted to the planning authority on the 2nd day of March, 2018. The shed shall not be used for overnight accommodation or for any industrial or commercial purposes.

Reason: In the interest of orderly development and to limit the use of the proposed shed to the purposes outlined in the submitted documentation

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

Dated this day of 2018.