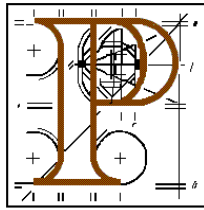


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Tipperary County

Planning Register Reference Number: 18/600225

An Bord Pleanála Reference Number: ABP-301622-18

APPEAL by Richard Meaney care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 18th day of April, 2018 by Tipperary County Council to refuse permission to the said Richard Meaney for the proposed development.

PROPOSED DEVELOPMENT: Retention permission is sought for (i) modifications to the permitted window arrangement at ground floor level on the southern and western elevations; and (ii) provision of one number velux rooflight. Planning permission is sought to construct a timber screen set back from site boundary to facilitate boundary planting, all at 38 Marine Village, Ballina, County Tipperary.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 proposed development and the development for which retention is sought and to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the development would not detract from the character and visual amenities of the area or seriously injure the residential or visual amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development to be retained and to be developed 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. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include a timescale for the implementation of the planting and landscaping.

Reason: In order to screen the development and assimilate it into the surrounding landscape, in the interest of visual amenity.

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

Dated this day of 2018.