



An
Bord
Pleanála

Board Order
ABP-305408-19

Planning and Development Acts 2000 to 2019

Planning Authority: Offaly County Council

Planning Register Reference Number: 18/568

Appeal by John Delaney of Drumury, Canal Line, Pullough, Tullamore, County Offaly against the decision made on the 21st day of August, 2019 by Offaly County Council to grant subject to conditions a permission to John and Elizabeth Murphy care of Des Kilmartin Design Services of Longford, Camross, Portlaoise, County Laois in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of existing garage/storage shed and all associated site works at Canal Line, Pullagh, Tullamore, 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, scale and design of the garage/storage shed for which retention is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health and would not give rise to a traffic hazard. The development for which retention is sought would, therefore, not be contrary to 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, as amended by the further plans and particulars submitted on the 25th day of July, 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2.
 - (a) The existing house and garage/storage shed hereby permitted shall be retained within the same ownership and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.
 - (b) The garage/storage shed shall not be used for human habitation nor for any commercial, manufacturing or retail activity, nor for the repair or storage of vehicles other than household vehicles. It shall be used solely for purposes incidental to the main residential use of the dwelling, and for the storage of household fuel or vehicles only.

Reason: To restrict the use of this garage/storage shed in the interest of residential amenity.

3. All uncontaminated roof water from the garage/storage shed shall be collected and discharged in a sealed system, to adequate soakpits, within the subject site only.

Reason: In the interests of environmental protection and public health.

4. The existing vehicular entrance located to the northwest of the overall site shall be closed, as shown on Site Layout Plan drawing number 18-25-003 Rev. A received by the planning authority on the 25th day of July, 2019, and the area behind it grassed, within six months from the date of this Order. The overall site shall be served by a single vehicular entrance only.

Reason: In the interests of clarity, and of pedestrian and traffic safety.

Philip Jones

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

Dated this day of 2020