

Planning and Development Acts 2000 to 2021

Planning Authority: Longford County Council

Planning Register Reference Number: 21/166

Appeal by Rossa O'Regan of 1 The Meadows, Drumlish, County Longford against the decision made on the 12th day of November, 2021 by Longford County Council to grant subject to conditions a permission to Sean Lennon care of Cunningham Design and Planning Limited of Block C, N4 Axis Centre, Longford, County Longford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of two number two-bedroom single storey semi-detached type dwellinghouses, individual entrances, on-site car parking, boundary fences/walls, connections into the existing foul sewer, surface water and watermain networks adjacent to the site and all ancillary works, all at site numbers 6 and 7, Saint Bridget's Court, Longford Road, Drumlish, County Longford.

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.

Reasons and Considerations

Having regard to the provisions of the Longford County Development Plan 2021 – 2027 and to the scale and layout of the proposed development on this fully serviced site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the provisions of the residential zoning objectives for the site and would not seriously injure the visual or residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and 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 plans and particulars submitted on the 20th day of October 2021, 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. Lands to the rear of the development to the site boundary shall comprise part of the private amenity space of the dwellinghouses and a revised plan indicating the precise configuration of the rear gardens of the two dwellings shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of clarity.

3. 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: In the interest of public health.

4. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

5. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

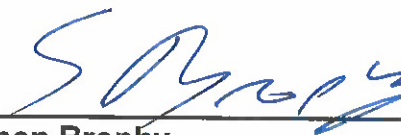
Reason: In the interests of visual and residential amenity.

6. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0700 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. The developer shall pay to the planning authority a financial contribution of in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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



Dated this 22 day of March 2023.