



An
Bord
Pleanála

Board Direction
BD-011268-22
ABP-313589-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2022.

The Board considered the appeal de novo and decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Leitrim County Development Plan 2015-2021 (as varied and extended), to the location of the site in an established residential area, the zoning for residential purposes and to the nature 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 residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This outline permission relates solely to the principle of a 2-storey dwelling on this site and it shall not be construed as giving consent to the following matters:

(a) The overall site layout of the development.

Reason: In the interest of clarity.

2. Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:

- i. A detailed site layout and landscaping plan for the entire site.
- ii. A Site Layout which accommodates a 5m wayleave to the west of the site to facilitate access to adjoining lands.
- iii. Revised Access proposals which include relocation of the proposed site access from Church Road which has regard to the provision of a future access to west and provision of a reservation for a footpath, of a minimum 1.8 metres in width, along the southern site boundary.
- iv. Proposals for the retention/reinforcement of existing boundary treatment.
- v. Proposals to protect the privacy and amenity of existing adjacent properties.
- vi. Design proposals which have regard to the design and character of the built environment in the vicinity.
- vii. Foul sewer connection details for the entire site.

Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage.

3. Prior to the commencement of any development on site the developer shall obtain a Connection Agreement from Irish Water for the provision of water services necessary to enable the proposed development.

Reason: In the interest of provision of a proper water supply.

4. At the permission consequent stage, the developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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. Details of the application of the terms of

the Scheme 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 the proper application of the terms of the Scheme.

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.

Board Member



Michelle Fagan

Date: 14/09/2022

