

An
Bord
Pleanála

Board Order ABP-317086-23

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 23/41

Appeal by James Mulhern of Crockawn, Ballymacormack, County Longford against the decision made on the 12th day of April, 2023 by Longford County Council to grant subject to conditions a permission to Conor and Lauren Sheahan care of MMA Architects of 1st Floor, 6 Centre Court, Blyry Business and Industrial Park, Athlone, County Westmeath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a new extension to an existing house necessitating the demolition of existing previous extensions and including works to the existing house. Demolition of an existing semi-detached dwelling with the conversion of the remaining semi-detached dwelling into accommodation ancillary to the main house and to be connected to the main house by a link corridor extension. New replacement road entrance and driveway with the closing of three existing road entrances, and all ancillary site works, all at Cross, Ardagh, 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 established residential use on the site, the design of the proposed extension and the proposed revised access arrangements, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the existing dwelling or the residential or visual amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

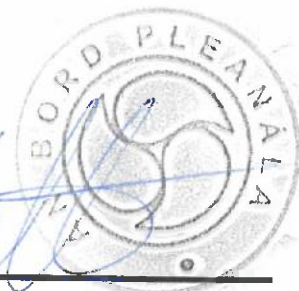
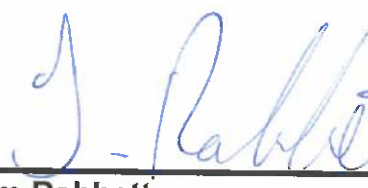
1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The completed development shall be occupied as a single residential unit only.
Reason: In the interest of residential amenity and the proper planning and sustainable development of the area.
3. The proposed site entrance shall be located as shown on the plans and particulars and shall be constructed in accordance with details to be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The splayed wings at the entrance shall be constructed of, or faced with, natural stone.
Reason: In the interest of road safety and visual amenity.
4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.
Reason: In the interest of public health.
5. Details of the external finishes of the proposed development (including samples) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
Reason: In the interest of visual amenity.

6. The proposed septic tank drainage system shall be in accordance with the standards set out in the document entitled "Code of Practice - Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10)" – Environmental Protection Agency, 2021. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health.



Tom Rabbette

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 29th day of August 2023.