



An
Bord
Pleanála

Inspector's Report

ABP-312944-22

Development	Changes to a dwelling as previously granted permission under 09/57 and permission for the construction of three new windows and all associated site works.
Location	The Bungalow, 89 Killane view, Edenderry, Co. Offaly
Planning Authority	Offaly County Council
Planning Authority Reg. Ref.	21109
Applicant(s)	Premier Dwellings Ltd
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Premier Dwellings Ltd.
Observer(s)	None
Date of Site Inspection	18 th of May 2022.
Inspector	Caryn Coogan

1.0 Site Location and Description

1.1.

2.0 Proposed Development

2.1.

3.0 Planning Authority Decision

3.1. **Decision**

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

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3.2.2. Other Technical Reports

3.3. **Prescribed Bodies**

3.4. **Third Party Observations**

4.0 Planning History

5.0 Policy Context

5.1. Development Plan

5.2. Natural Heritage Designations

5.3. EIA Screening

6.0 The Appeal

6.1. Grounds of Appeal

1. There is a difference in ground level between the adjoining property which necessitated in providing a reinforced concrete retaining wall. The difference in level is 1.45metres maximum.
2. A reinforced concrete retaining wall was constructed inside the subject property line behind the existing boundary wall. The retaining wall has been designed to retain the earth and associated surcharge loads.
3. The wall has been in place for more than 18months and there are no signs or any risk potential collapse. Structural survey carried out on the subject wall earlier in January 2022 does not show any sign of instability

6.2. Planning Authority Response

The Board's attention is brought to the technical reports on file and the decision to refuse should be upheld.

7.0 **Assessment**

7.1.

8.0 **Recommendation**

8.1.

9.0 **Reasons and Considerations**

10.0 **Conditions**

1.	Reason:
2.	

XXXXX XXXXXXXXX
Planning Inspector

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