



## Board Direction

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**Ref: PL09.243460**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup> November 2014.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the zoning for the site, to the temporary nature of the proposal, to its location to the East of the proposed development which it is proposed to serve and in a location convenient to the motorway, the board considered that the proposed development would facilitate sustainable patterns of traffic movement to the proposed development it is intended to serve, would be acceptable in terms of traffic safety and convenience, would not affect the amenity of properties in the vicinity and would be in accordance with proper planning and sustainable development.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the applicants had considered other sites for park and ride facilities and that there was a justification for the proposed temporary facility. The board further considered that the proposal would not unduly prejudice the implementation of the roads objectives indicated in the Kilcock Local Area Plan.

The Board completed an environmental impact assessment of the proposed scheme, which considered, inter alia, the environmental impact statement submitted with this application, submissions made in the course of the planning application and the appeal, and the report, assessment and conclusions of the Inspector in relation to the environmental impacts of the scheme. The Board considered that the environmental impacts of the proposed development are acceptable and, subject to compliance with the mitigation measures set out in the

Environmental Impact Statement, the proposed development would not have unacceptable adverse effects on the environment.

The Board completed a screening exercise, taking into account the screening report submitted with the application and the Inspector's report and submissions on file, in relation to potential impacts of the site having regard to the nature and scale of the proposed development and characteristics of the European sites within a 15 km radius. No Appropriate Assessment issues arise and the Board concluded on the basis of the information available that the application for consent for proposed development, either individually or in combination with other plans or projects would not be likely to have a significant effect on a European site.

### Conditions

1. 1 of PA
2. 2 of PA
3. 3 of PA but amend the last phrase to "no longer than 4 years from the date of this order". **Reason:** In the interests of clarity.
4. 4 of PA
5. Attach conditions 6, 7 and 8 of PA.
6. C 10 of PA
7. Urban Water Drain
8. 15 of PA
9. Noise C – "at nearest sound sensitive location".
10. CMP 1
11. 20 of PA
12. S48 Unspec.

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup> November 2014  
Michael Leahy