



## Board Direction

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**Ref: PL04.244411**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23<sup>rd</sup> June 2015.

The Board decided by a margin of 4:1 to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to

- the provisions of the Service Station Policy of the National Roads Authority, published in August 2014, which identifies the area of junction 13 / junction 14 of the M8 as being suitable for the provision of an offline service station,
- the proposed improvements to the water supply connectivity in the area,
- the nature and scale of the proposal including the proposed connection to the public sewer,

the Board considered that the proposed development would provide a needed facility for motorway users, would not have an unduly negative impact on the vitality of nearby retail centres, would be acceptable in terms of traffic safety and convenience, would not be injurious to rural amenities, would not pose a risk to public health and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed connection between the Downings Bridge water supply and the Fermoy water supply together with associated safeguards as agreed with Irish Water in the course of the application was sufficient to protect drinking water resources in the area. The Board further considered that the proposal was of strategic importance

and was an exceptional development which is permissible adjacent to a motorway interchange notwithstanding that it is located in a green belt area.

### Conditions

1. Plans Partic.
2. Proposed drive-through facility associated with the restaurant shall be omitted from the proposal. Revised drawings showing this amendment shall be submitted to the PA for agreement prior to commencement of works.  
Reason: In order to prevent an undue impact from the proposal on the vitality and viability of nearby town centres and in order to improve the layout of the facility itself.
3. Lighting
4. Cables
5. All directional signage to the proposed development shall be submitted for agreement with the PA prior to commencement of development.  
Reason: In the interests of traffic safety.
6. Noise A
7. CDW
8. CMP 1
9. Urbanwaste1
10. (a), (b) and (c) –8,9 and 10 of PA
- 11.11 of PA
- 12.14 of PA
- 13.Arch B
- 14.32 of PA
15. Prior to commencement of development the applicant shall confirm with the PA , details of agreement with Irish Water in regard to the connection between the Fermoy and Downing Bridge water supply schemes together with details of suitable alarm and automatic shutdown system for the Downing Bridge supply. These measures shall be put in place prior to the opening of the facility.  
Reason: In the interests of public health.
16. S.48 Unspec.

Board Member: \_\_\_\_\_ Date:30<sup>th</sup> June 2015  
Michael Leahy