



The submissions on this file and the Inspector's report were considered at a Board meeting held on May 11th 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, as set out in the reasons considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the planning history of the site, the nature of existing development to be served by the proposed entrance and to the layout for parking and vehicular circulation within the site, it is considered that, subject to compliance with the conditions set out below, the proposed development 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 development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars lodged with the planning authority on 11th September, 2015 and on 12th October, 2015 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall provide for and adhere to the following requirements: The proposed entrance shall not be used unless the entrance to the east permitted under P. A. Reg. Ref. 15/156 has been constructed and brought into operation. The sightlines and visibility envelope of the proposed entrance shall be kept clear of vegetation. Any alterations to public services or utilities required during construction shall be carried out further to the written agreement or the planning authority having been obtained and at the applicant's own expense.

Reason: In the interest of clarity and traffic safety and convenience.

3. Prior to the commencement of the development, a Mobility Management Plan shall be prepared in consultation with and submitted to and agreed in writing with the planning authority. The plan shall include details of measures to be taken to achieve modal shift to sustainable transport modes, and agreed time periods for the measurement of the modal shift.

Reason: To encourage the use of sustainable modes of transport.

Notes:

- (i) *The Board is satisfied that it is not within the scope of its remit to take matters relating to land ownership and legal rights of way which are legal matters into consideration.*
- (ii) *The applicant is advised of the provisions of section 34 (13) of the Planning and Development Acts, 2000-2015 according to which a person shall not be entitled solely by reason of a grant of planning permission to carry out a development.*

Board Member _____

Date: 11.05.16

Paul Hyde