



An
Bord
Pleanála

Board Direction

BD-006266-20

ABP-306186-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2020.

The Board decided to consider this planning application de novo and to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the site in the Clare County Development Plan 2017-2023, and the planning history of the site, is considered that the retention of planning permission for the works sought, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Planpartic

2. (a) Car parking spaces nos. 14, 15 and 44 shall not be permitted to accommodate the parking of vehicles in the forecourt area. Within 3 months of the date of this Order, the applicant shall provide a formal undertaking to the planning authority that cars will not be parked/advertised for sale on these spaces. A revised site layout plan shall be submitted to and agreed in writing with the planning authority which clear shows the omission of the said spaces.
- (b) No parking of vehicles associated with the operation of the car showroom and sales business shall take place on the public road or any other area outside the boundaries of the site.

Reason: In the interest of traffic safety and visual amenity.

3. Within six months of the date of this Order, the applicant shall provide a footpath along the entire length of the front boundary of the site. The footpath shall be 1.8 metres in width measured from the edge of the public road. Prior to the commencement of construction of same the applicant shall submit full details regarding the provision of footpath and the setting back of the existing boundary wall and fence and such details shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of pedestrian and vehicular safety.

4. The security fence along the rear boundary of the site along the common boundary of No. 2 Meadowlands Drive and No. 3 Meadowlands Drive shall be omitted in its entirety. The said boundary fencing shall be removed within three months of the date of this Order.

Reason: To protect the visual amenities of residents in the vicinity of the subject site.

5. All surface water drainage arrangements shall be agreed in writing with the planning authority within three months of the date of this Order. Any soiled surface water run-off arising from the washing of vehicles on the site shall be directed through hydrocarbon interceptors prior to discharge to the main surface water drainage network.

Reason: In the interest of orderly development.

6. The permitted signage including signage on the totem pole shall not be internally illuminated.

Reason: In the interest of visual amenity.

7. The fencing along the roadside boundary shall be reinstated so as to be grey in colour. The applicant shall submit photographic evidence of same to the planning authority for written agreement within six months from the date of this order.

Reason: In the interest of visual amenity.

8. No unloading of cars shall take place on public roads or residential estate roads in the vicinity of the site.

Reason: In the interests of traffic safety, residential amenity and orderly development.

9. S 48 unspecified

Board Member

Date: 17/08/2020

Terry Prendergast