



Board Direction

Ref: PL91.245528

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 21st 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

Appropriate Assessment

The Board noted the Appropriate Assessment Stage 1 Screening Report submitted by the applicant and the Appropriate Assessment Screening determination carried out by the Inspector. The Board concurred with the Inspector's determination, and adopted her conclusions and recommendations in this regard. The Board was therefore satisfied, having regard to the nature and scale of the subject development, and in the light of the work methods set out in Section 3.3 of the applicant's Screening Report, which would constitute normal construction and management practice, that the proposed development would not be likely to have a significant effect, individually or in combination with other plans or projects, on the Lower River Shannon Special Area of Conservation (site code 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), or on any other European sites, in view of their conservation objectives.

Reasons and Considerations

Having regard to the location of the proposed development within an existing substation in close proximity to an existing large scale factory complex on Aughinish Island, and having regard to the nature and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the role and function of Aughinish Island which is a designated Strategic Development Location in the current County

Development Plan and therefore would not contravene materially objective ED 04 which seeks to safeguard this Strategic Development Location. The proposed development 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 submitted on the 26th day of March 2015 and 11th day of August 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 work methods described in Section 3.3 of the Appropriate Assessment Screening Report, as submitted to the planning authority on the 19th day of December 2014, shall be implemented in full. Any material which cannot be re-used within the confines of the existing compound shall be disposed of in an approved facility.

Reason: In the interests of proper construction management, and to prevent pollution.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No discharges shall take place to the Estuary during construction works, whether run-off from the site or cement washings from trucks or machinery. No refuelling or servicing of plant or equipment shall take place on the site.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing control building in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Please issue a reminder to the parties, in the covering letters with the Board decision, of the provisions of Section 34(13) of the Act.

Board Member: _____ Date: 26th January 2016
Philip Jones