



Board Direction

Ref: PL05E.246330

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th July 2016.

The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

Having regard to the established nature of the business on site and to the surrounding pattern of development which includes authorised structures of similar design, scale and commercial use, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would 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. The development shall be retained in accordance with the plans and particulars lodged with the application, 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. Septic 2

3. Visibility splays from the site access onto the public road shall comply with the detailed standards of the planning authority for such road works.

Reason: In the interests of amenity and of traffic safety.

4. Noise A [at any point on the boundary of the site]
5. Water supply and drainage arrangements, including the disposal of surface water, shall otherwise comply with the requirements of the Planning Authority for such works and services.

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

6. No advertisement or advertisement structure shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity

7. S.48 unspec.

Note: The Board noted the Inspector's recommendation to restrict the grant of permission to a period of 3 years. The Board decided not to accept this recommendation in view of the established nature of commercial activity at this location, the supporting policies of the planning authority as set out in the current CDP and the planning gain accruing from the installation of an upgraded wastewater treatment facility.

Please issue a copy of the Direction with the Order.

Board Member: _____ Date: 19th July 2016
G.J. Dennison