



## Board Direction

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**Ref: PL93.246405**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> August 2016.

The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the location and use of the site in association with St. Mary's cemetery, the nature and scale of the development proposed to be retained and completed, and the character and setting of the area, it is considered that, subject to compliance with the conditions set out below, including compensatory planting in respect of roadside trees and hedging previously removed, the development would be acceptable in terms of visual impact and of traffic safety and convenience. The development proposed to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. PlansPartic
2. (1) The northern boundary of the widened road to the south of the site shall be densely planted with indigenous deciduous trees and hedging species in accordance with the details of the planting proposed for the northern boundary of the site as set out on drawing number P-01 (Site Plan – Details) submitted with the planning application. The planting shall be undertaken for the entire northern boundary of the road and for the turning circle.
- (2) Any plants that die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The planting shall be completed to the written satisfaction of the planning authority within one planting season of the date of this Order.

**Reason:** To compensate for the removal of the roadside boundary trees and hedgerow, in the interest of visual amenity and ecological biodiversity.

3. Urban WaterDrain

Board Member: \_\_\_\_\_ Date: 9<sup>th</sup> August 2016  
Fionna O' Regan