



An  
Bord  
Pleanála

**Board Direction  
PL27.246494**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 24<sup>th</sup> 2016.

The Board decided 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 nature of the proposed development namely the consolidation of existing site boundaries and retention of a pedestrian entrance and a vehicular entrance for restricted usage serving an established National School and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential or visual amenities of the area and would be acceptable in terms of traffic safety. 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, 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 vehicular access shall be used solely to serve emergency vehicles and maintenance vehicles and for no other purpose.

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

3. The proposed development shall be amended as follows:

(a) The proposed mesh fence shall be set back 500mm from the existing trees along the northern site boundary.

(b) A gate shall be installed within the mesh fence along the northern site boundary to provide access to the boundary trees for landscaping and maintenance purposes.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual amenity.

**Board Member**

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Paul Hyde

**Date:** 24<sup>th</sup> August 2016