



An  
Bord  
Pleanála

## Board Direction

PL19.246834

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The submissions on this file and the Inspector's report were considered at a Board meeting held on October 12<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 provisions of the Offaly County Development Plan 2014 – 2020, including in particular policy RDP-10, and having regard to the stated purpose of the proposed entrance, which is to facilitate the harvesting of commercial forestry, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would not interfere with the character of the surrounding rural environment and would not lead to traffic hazard. 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 10<sup>th</sup> day of May 2016, 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. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** In order to prevent pollution.

3. All service cables at the location of the proposed entrance shall be undergrounded.

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

4. Details of road signage, warning the public of the entrance, and of proposals for traffic management at the entrance, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

**Reason:** In the interest of traffic safety

5. As PA condition no. 2 (change 'Edenderry Area Engineer' to 'planning authority').
6. As PA condition no. 4.
7. As PA condition no. 6 (change 'Edenderry Area Engineer' to 'planning authority')
8. As PA condition no. 7 (change 'submit same to Edenderry Area Engineer for approval' to 'submit this survey to the planning authority, for written agreement' in line 3 and change 'Edenderry Area Engineer' and 'Area Engineer' in lines 8 and 10 to 'planning authority')

Board Member: \_\_\_\_\_  
Philip Jones

Date: 14<sup>th</sup> October 2016