



An
Bord
Pleanála

Board Direction
PL 12.246945

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 27th 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 and limited scale of the change of use proposed, the site location within the designated development boundary of Carrick-on-Shannon, the urban speed limit applicable at this location, the existing use on the site that includes a vehicular entrance of the N4 National Primary Road, and also having regard to the land use zoning objective for the area and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below, the proposed development would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the area or of property in the vicinity, and would not be prejudicial to public health. 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 19th day of May 2016 and 2nd day of June 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.

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- (i) The vehicular entrance shall be upgraded to the satisfaction of the planning authority. Prior to the commencement of development, the applicant shall submit to, and agree in writing with, the planning authority detailed design proposals for the upgrade of the vehicular entrance to the site. The upgrade works shall contain, *inter alia*, proposals for an entrance splay and the recessing of the gateway to allow for sufficient space for vehicles to pull-in off the public carriageway, cycle lane and footpath.
- (ii) The recommendations contained in the Road Safety Audit received by the planning authority on the 19th day of May 2016 shall be implemented in full (unless otherwise agreed with the planning authority to comply with (i) above).
- (iii) The change-of-use shall not be commissioned prior to the implementation of (i) and (ii) above to the written satisfaction of the planning authority.

Reason: In the interests of traffic safety and to avoid the obstruction of other road users.

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.

Reason: In the interest of public health.

Note: The Board concurred with the inspectors comments with respect to Reasons for refusals No 1 and No 2.

Board Member

Paul Hyde

Date: 27.09.16