



An
Bord
Pleanála

Board Direction
PL26.246964

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 31st 2017.

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 location of the development site, to the general character and pattern of the development in the area and to the provision of the Courtown-Riverchapel Local Area Plan 2015-2021, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining properties or have an unacceptable impact on the visual amenities of the area, would conform to the provisions of the Local area Plan and would be satisfactory in terms of environmental impact. 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 to the Planning Authority on the 13th

day of June 2016 and by the further plans and particulars received by An Bord Pleanála on the 5th day of April 2017, except as may otherwise be required in order to comply with the following conditions. In particular, the mitigation measures set out in the Environmental Impact Statement shall be implemented in full by the developer. Where 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 proposed development shall be amended as follows:-
 - (a) The proposed number of caravan bays shall be reduced from 82 to 78, with the omission of caravan bays numbers 48, 49, 76 and 77.
 - (b) The proposed road along the northern boundary of the site, and all associated services, shall be relocated southwards, into the area released by the omission of caravan bays 48, 49, 76 and 77, so that its northern edge is not less than 10 metres from the northern site boundary. The area thus released by the relocation of the road shall be kept clear of all site development works, other than landscaping, and shall be planted in accordance with the landscaping scheme required under condition number 4 of this order.
 - (c) The proposed 3 metre high combined wall and railing along the western boundary of the site shall be omitted and shall be replaced by a 3 metre high paladin fence, colour coated in dark green throughout, with planting along the inner side of the fence.
 - (d) The proposed bin collection area to the east of caravan bay number 77 shall be relocated southwards of the proposed

visitor parking area, to be in front of caravan bay number 79.

- (e) All site lighting for the development shall be a low intensity public lighting system with light columns of a maximum of 3 metres in height, and cowled to ensure no light spillage onto adjoining lands to the north and west. No such lighting shall be provided along the northern side of the relocated road referred to in condition 2(b) of this order.

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 protecting the residential amenities of adjoining property, and of visual amenity.

- 3. All boundary treatments, including the proposed fence and concrete plinth along the northern boundary, and the paladin fencing along the western site boundary required by condition 2 (c) of this order, shall be provided before any caravans/mobile homes are brought onto the site.

Reason: In the interests of protecting the residential amenities of adjoining properties in a timely manner.

- 4. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) A plan to scale of not less than 1:500 showing –

- (i) The species, variety, number, size and locations of all proposed trees and shrubs within the site and as back planting along the boundaries shall comprise predominantly native species such as mountain ash, birch, willow,

sycamore, pine, oak, hawthorn, holly, hazel, beech or alder.

(ii) Hard landscaping works, specifying surfacing materials, furniture, play equipment and finished levels.

(iii) details for playing pitches and eastern boundary treatment.

(b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.

(c) Tree planting along the area between the relocated road, as required by condition 2 (b) of this order, and the northern site boundary.

(d) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which 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.

Reason: In the interest of residential and visual amenity.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other elements shall be erected within the site and adjoining lands under the control of the developer unless authorised by a further grant of permission.

Reason: In the interest of visual amenity, and to permit the planning authority to assess all signage relating to this caravan park site through the statutory planning process.

6. A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of waste and, in particular, recyclable material and for the ongoing operation of these facilities shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan. This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details submitted (subject to compliance with condition 2 (d) of this order).

Reason: In the interest of residential amenity and to ensure the provision of adequate refuse storage.

7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of visual amenity.

8. The eastern portion of the site identified as open space, playing pitches and designated play area shall be reserved for such uses and no mobile home, caravans or camping shall be allowed on this area. The works to this area shall be carried out before any caravans/mobile homes are brought onto the site.

Reason: In the interest of amenity and clarity of their intended use, and to ensure the timely provision of these amenities.

9. Water supply and drainage arrangements, including the attenuation and 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.

10. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

11. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, full details of any ground remodelling, and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable

indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Board Member

Date: 2nd November 2017

Philip Jones