



An
Bord
Pleanála

Board Direction
PL16.246982

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 7th 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.

The Board noted the Appropriate Assessment Screening Report submitted by the applicant and the Appropriate Assessment Screening determination carried out by the Inspector. The Board concurred with the Inspector's determination, and adopted her conclusions and recommendations in this regard. The Board was therefore satisfied, having regard to the nature, location and scale of the subject development, and in the light of the mitigation measures set out in the applicant's Screening Report, which would constitute normal construction practice, that the construction of the proposed development would not be likely to have a significant effect, either individually or in combination with other plans or projects, on the Clew Bay Complex Special Area of Conservation (site code 001482) or on any other European sites, in view of their conservation objectives.

Reasons and Considerations

Having regard to the nature, scale and stated need for the proposed development, the Bord considers that the proposed development would not detract from the visual amenities of the area; would not impinge on existing traffic using the island and would not be likely to have significant effects on the European Site Clew Bay Complex (Site Code 001482) in view of its conservation objectives. The proposal is therefore considered to be consistent 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 developer shall obtain the necessary permits from the relevant consenting authority prior to the commencement of any works on the foreshore

- **REASON:** In the interests of clarity

Board Member _____

Date: 07.11.16

Paul Hyde