



An  
Bord  
Pleanála

**Board Direction**  
**PL 05E.248131**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 21<sup>st</sup> 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 Development Plan objective to provide an adequate and secure supply of clean and wholesome drinking water to existing areas of supply and to those areas identified for growth in the settlement hierarchy; to the fact that areas the subject of the proposed development currently have water quality and water demand deficiencies; and to the limited scale of the proposed development; it is considered that the proposed development would not adversely impact on the visual amenities of the area or on residential amenities, would not impact on natural heritage or built heritage, and that subject to the following conditions, it would be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment .**

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 Lough Nillan Bog SAC and Lough Nillan Bog SPA and Ardara/Maas Road SAC, or on any other European sites, in view of their conservation objectives.

### **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 facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development,
- (b) employ a suitably-qualified archaeologist who shall monitor site investigations, removal of the stone wall and all excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

3 Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority a landscaping scheme, including the timescale for its implementation, incorporating locally occurring tree or hedge species, in order to mitigate the visual impact of the proposed development.

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

**Board Member**

**Date:** 21.09.17

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Paul Hyde