



An
Bord
Pleanála

Board Direction
PL19.248139

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th October 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 provisions of the Edenderry Local Area Plan 2017 - 2023, the planning history, the nature and scale of the modifications proposed, the industrial zoning of the area which provides for such uses, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed modification to an existing permission would not seriously injure the residential amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Apart from any departures specifically authorised by this permission, including only the changes in parking permitted being the reduction from 12 no. car parking spaces to 3 no., the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 01/06/2016 under planning register reference number

PL2/15/362, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

2. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

3. The developer shall ensure that the location of the proposed attenuation tank, as detailed in drawing RIM-16-MAA01 shall be designed and located so that it does not prohibit future access onto the proposed road network at the south-east corner of the site. Revised details shall be submitted to the planning authority for written agreement prior to commencement of the development.

Reason: In the interest of proper planning and orderly development.

4. 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: 20th October 2017

Eugene Nixon