



An
Bord
Pleanála

Board Direction
PL.08.248270

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 20th 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 nature and scale of the subject development relative to previous proposal, to the demonstrated need for this specialised facility, and to the policies of the planning authority, as set out in the Kerry County Development Plan 2015 – 2021, it is considered that the proposed development would be acceptable at this location, would not seriously injure the amenities of the area or of property in the vicinity, would be beneficial in terms of public health, would be acceptable in terms of traffic safety and convenience, and would not conflict with the provisions of the said Development Plan. 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 particulars submitted on the 6th day of February 2017 and 13th day of February 2017, 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. 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.

3. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Prior to the commencement of works a revised set of plans for the proposed ambulance building shall be submitted for written approval of the planning authority. This shall show elevations that match the floor plan.

Reason; To regulate and control the layout of development.

5. The old quarry area shall be fenced off to prevent pedestrian access to the area as indicated in the details submitted on 6th day of February 2017.

Reason: In the interest of human health and safety and to regulate and control the layout of development.

6. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. 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 order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

7. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, details of all advertising signage for the proposed development. No signs of any kind shall be erected unless first agreed in writing by the planning authority.

Reason: In the interest of visual amenity.

8. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, details of all boundary treatments throughout the development.

Reason: In the interest of visual amenity.

9. The vehicular entrance and the internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs shall be in accordance with the detailed requirements of the planning authority for such works.

Reason: In the interest of amenities and public safety.

- 10 Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to the planning authority for agreement prior to the commencement of development.

Reason: In the interest of amenity and public safety.

11. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennae or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

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

Reason: In the interest of visual amenity.

13. A plan containing details for the management of waste and recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and recyclable materials, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment.

14. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which 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 (including hydrological and geotechnical investigations) relating to the proposed development, and (b) employ a suitably-qualified archaeologist prior to commencement of development. The archaeologist shall assess the site and monitor all site development works. The assessment shall address the following issues:- (i) the nature and location of archaeological material on the site, and (ii) the impact of the proposed development on such archaeological material. A report containing the results of the assessment shall be submitted to the planning authority with any application for permission consequent on this grant of outline permission. Details

regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to the commencement of construction work, shall be determined at permission consequent stage.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

15. 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 interest of public safety and residential amenity.

Board Member

Date: 20.09.17

Paul Hyde