



An  
Bord  
Pleanála

**Board Direction**  
**PL19 248494**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> October, 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature of the proposed development and the development proposed for retention, the planning history of the lands in the vicinity of the site and the policy SSP-15(c) which seeks to facilitate appropriately scaled commercial development within Stráids, as set out in the Offaly County Development Plan 2014-2020, it is considered that the proposed development and the development proposed for retention, subject to compliance with the conditions set out below, would not seriously injure the amenities of residential property in the vicinity and would be satisfactory in terms of traffic safety and convenience. The proposed development and the development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that, having regard to the information available to it on the nature of the operation for which retention of planning permission is sought, and given the nature and scale of the proposed development, the planning history of the lands in the vicinity of the site and the development plan policy SSP-15(c) which seeks to facilitate appropriately scaled commercial development within Stráids, the proposed development would not seriously injure the amenities of residential property in the

vicinity. The proposed development would also be satisfactory in terms of traffic safety and convenience.

### Conditions

1. PLAN PARTIC
2. The hardstanding area shall not be rented or sold separately from the adjoining dwelling house.

Reason: in the interest of orderly development.

3. The hardstanding area shall be used solely in connection with the storage of commercial machinery vehicles/plant machinery pertaining to the applicant's business on the adjoining lands.

**Reason** In the interest of orderly development.

4. RURAL DRAINAGE 1
5. NOISE C

**Board Member**

**Date:** 05.10.2017

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Terry Prendergast