



An
Bord
Pleanála

Board Direction

PL06S.248966

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th December 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 zoning objective of the site and the character of development in the vicinity, it is considered that subject to compliance with the conditions set out below, the proposed new vehicular entrance and boundary treatment would not significantly detract from the character of the area and would be acceptable in terms of traffic safety and convenience. 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 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 attenuation and 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. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, a revised site layout plan indicating the removal of the proposed boundary fencing to the rear of Units 2 and 3.

Reason: In the interest of traffic and pedestrian safety.

4. The footpath in front of the proposed new vehicular entrance shall be dished at the road junction in accordance with the requirements of the planning authority and at the developer's own expense.

Reason: In the interest of pedestrian safety.

Board Member

Date: 4th December 2017

Maria FitzGerald