



An  
Bord  
Pleanála

**Board Direction  
PL92.249024**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 9<sup>th</sup> March 2018.

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 of the development, the light industrial zoning of the site, and to the pattern of development in the vicinity of the appeal site it is considered that subject to compliance with the conditions set out below, the development for which retention is sought would not detract from the character and visual amenities of the area and would not be incompatible with the nature of existing development in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development to be retained shall be in accordance with the plans and particulars lodged with the application on the 28<sup>th</sup> of April 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 and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interests of clarity

- 2 This permission shall apply for a period of three years from the date of this order. On or before the expiry of the period of three years all material and plant associated with the use shall be removed from the site.

**Reason:** In the interest of clarity and orderly development

- 3 The permission is solely related to the storage of building material and the site shall not be used for the crushing or grading of stone or similarly related activity. No waste shall be stored on the site.

**Reason:** In the interest of clarity and orderly development.

- 4 Details relating to the security fence, its height and finishes shall be submitted to and agreed in writing with the planning authority within two months of the date of this order.

**Reason:** In the interest of pedestrian safety.

- 5 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 within one month of the date of this order, 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:** 9<sup>th</sup> March 2018

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John Connolly