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The submissions on this file and the Inspector's report were considered at a Board meeting held on 5<sup>th</sup> April 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 and extent of the development for which retention permission and permission is sought, the existing uses and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the development would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety. The development for which retention permission and permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, and 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. Lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with the planning authority within three months of the date of this order.

**Reason:** In the interests of residential amenity

3. (a) A scheme indicating boundary treatments shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. This boundary treatment scheme shall provide a screen along the boundary with the R445 and Due Way, consisting predominantly of trees, shrubs and hedging. The planting shall be carried out in accordance with the agreed scheme and shall be completed within the first planting season.

(b) Any plants which die or become seriously damaged or diseased, within a period of five years from the grant of permission, 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, in the interest of visual amenity.

4. All storage of vehicles shall take place within the perimeter of the site and within the designated individual parking spaces. There shall be no stacking of vehicles on site.

**Reason:** In the interest of traffic safety and the visual amenities of the area.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

6. The noise level shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) at any point along the boundary of the site between 0800 and 2000 hours, Monday to Friday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior within three months of a grant of permission.

**Reason:** To protect the residential amenities of property in the vicinity of the site.

**Board Member**

**Date:** 5<sup>th</sup> April 2018

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John Connolly