



An
Bord
Pleanála

Board Direction
PL20.249223

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th 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 particular and limited role of the proposed access road in servicing established forestry in the vicinity of the site, it is considered that, subject to compliance with the conditions below, the proposed development would not give rise to traffic hazard or undue inconvenience to road users and that it would not be likely to seriously injure the amenities of property in the vicinity. It would therefore be in keeping 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 plans and particulars submitted on the 27th day of July 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. Use of the public road for removal of felled timber by heavy goods vehicles shall not be permitted without a further grant of planning permission.

Reason: In the interest of pedestrian and traffic safety on this poor quality and narrow road.

3. Any damage to the public road, verge or public facilities caused by the development or by traffic using the authorised forest road access shall be fully reinstated by the developer at their own expense to the satisfaction of Roscommon County Council.

Reason: To prevent damage to the public road in the interests of traffic safety

4. Prior to the commencement of forestry operations on the applicant's land in the vicinity of the site, the developer shall agree a traffic management plan with the Planning Authority. Such a plan shall include measures to reduce disruption on the public road and damage to same, and shall include full detail of all movements by heavy goods vehicles and their proposed haul routes.

Reason: In the interests of traffic safety

5. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety

6. The developer shall engage with any relevant utility providers to ensure overhead lines traversing the site are not compromised by the development.

Reason: In the interests of public safety

7. The developer shall give the Planning Authority two weeks' notice in writing of their intention to commence development on the site.

Reason: In the interests of orderly development.

Note: The Board noted that no details regarding the numbers and type of traffic movements associated with the proposed development were provided.

Board Member

Date: 8th March 2018

Michelle Fagan

Please include Board Direction with Order.