



An  
Bord  
Pleanála

**Board Direction**  
**BD-000896-18**  
**ABP-300357-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2018.

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**

It is considered that the proposed relocation of the agricultural entrance subject to conditions set out below would not seriously injure the visual amenities of the area or property in the vicinity and would generally be acceptable in terms of traffic safety and convenience. The proposed development is therefore 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 as amended by the plans and particulars received by the planning authority on 24<sup>th</sup> day of July 2017, the 24<sup>th</sup> day of August, 2017 and the 2<sup>nd</sup> day of November, 2017 and by the further plans and particulars received by An Bord Pleanála on the 1<sup>st</sup> day of December 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 the 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. The proposed new access shall serve the existing agricultural shed within the boundary of the subject site and shall not provide access/egress to any other buildings in the vicinity.

**Reason:** In the interest of traffic safety and comply with Spatial Planning and National Roads Guidelines for Planning Authorities prepared by the Department of Environment, Community and Local Government (January 2012).

3. The proposed agricultural entrance shall be setback not less than 6 metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed more than 1.5 metres in height with the exception of pillars. Details shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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

4. The existing agricultural entrance shall be cordoned off and blocked and shall not be used as an entrance for vehicular traffic. The boundary shall be reinstated in accordance with the submitted details within six months of the construction of the new entrance.

**Reason:** In the interest of traffic safety and to comply with the Spatial Planning and National Roads Guidelines for Planning Authorities prepared by the Department of the Environment, Community and Local Government (January 2012).

5. The owner/occupier of the farm shall give a written undertaking to the planning authority that he/she will cut back/trim the hedging/planting to the north of the proposed entrance in order to achieve and maintain adequate

sightlines in a northerly direction. The trimming/cutting back of hedgerows shall take place at a very minimum on an annual basis.

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

**Board Member**

**Date:** 09/08/2018

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Eugene Nixon