



An
Bord
Pleanála

Board Direction
BD-000354-18
ABP-300505-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 22nd 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 scale of the proposed development, the established uses on the site and the existing pattern of development in the vicinity, and having regard to the zoning objectives for the site as set out in the current Development Plan for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would represent an appropriate use in this established industrial area. 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, as amended by the further particulars submitted on the 31st October, 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. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

3. Prior to commencement of construction of the development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority. The external finishes shall be the same, in colour and texture, as those of the existing structure on the site.

Reason: In the interest of visual amenity.

4. No signage of any kind shall be erected on the exterior of the proposed development, or elsewhere on the site without a separate grant of planning permission.

Reason: In order to permit the planning authority to assess the impact of any such signage on the visual amenities of the area through the statutory planning process, and as inadequate details of the proposed signage have been submitted with the application.

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 prior to commencement of development 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.

[Note: Please issue, in the letter to the parties, a reminder of the provisions of Section 34 (13) of the Act.]

Board Member

Date: 23rd May 2018

Philip Jones