



An
Bord
Pleanála

Board Direction
BD-001037-18
ABP-301628-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 3rd 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 parent permission granted under PA ref. 17/331 and the nature of the proposed development, which comprises an alternative means of washing buses on site, which will be powered by electricity and provide a shorter wash cycle than that already approved, and having regard to the distance of the development from adjoining residential property and to the substantial vegetation to the south of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to an unreasonable level of noise or detract from the residential amenities of property in the vicinity of the site, and would not be prejudicial to public health. 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 plans and particulars submitted on the 20th day of March 2018,

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. Prior to the first utilisation of the proposed static bus wash, the new yard, turning, parking areas and arrangements for access and site drainage, under parent permission PA ref. 17/331, shall be put in place and maintained thereafter.

Reason: In the interest of orderly development, visual amenity and public health.

3. As PA condition no. 6.

4. 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.

5. The bus wash unit shall only be used between 07:00 hours and 22:00 hours, 7 days per week.

Reason: In the interest of residential amenity.

6. 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.

Board Member

Date: 3rd September 2018

Philip Jones