



An  
Bord  
Pleanála

**Board Direction**  
**BD-002158-19**  
**ABP-302007-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

The Board decided to grant planning permission and retention 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 zoning objectives for the area and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the development for permission and retention would not seriously injure the amenities of the area or property in the vicinity, would be acceptable in terms of traffic impact and would 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 15<sup>th</sup> day of May 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 20<sup>th</sup> day of July 2017 under appeal reference number PL06F.248034 (planning register reference number F16A/0529, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Within one month of the date of this Order, the developer shall:
  - (a) Relocate the 2 No. metal racking storage units referred to as 'Rack Type 1' in a western direction in order to provide a minimum 5 metre separation distance to the eastern site boundary, as shown on drawing number 401 'Proposed Site Layout', submitted to the Planning Authority on the 15<sup>th</sup> day of May 2018. No storage of materials, goods, refuse or any other items shall take place within this 5 metre buffer area to the east and north east of the site boundary, adjoining the rear gardens of 37 and 38 Verbena Lawn and 43, 45 and 47 Alden Road.
  - (b) Reduce the height of the 2 No. metal racking storage units, referred to as 'Rack Type 1' in the abovementioned drawing, to a maximum of 3 metres above ground level, and ensure that the materials stored thereon shall not exceed this height, in accordance with the specific controls set out in the Safety and Health Statement submitted to the Planning Authority on the 15<sup>th</sup> day of May 2018.

**Reason:** In the interests of visual and residential amenity and public health.

4. The floodlights shall be directed onto the storage and away from adjacent housing, gardens and roads. The floodlights shall be directed and cowled such as to reduce, as far as possible, the light scatter over adjacent housing, gardens and roads.

**Reason:** In the interest of residential amenity and traffic safety.

5. The hours of operation shall remain as previously permitted under appeal reference number PL06F.248034 (planning register reference number F16A/0529), that is, between 0730 hours and 1730 hours Monday to Friday and between 0800 hours and 1300 hours on Saturday. The unit shall not operate on Sundays or public holidays. No deliveries shall be taken at or dispatched from the premises and no manoeuvring of vehicles or goods outside of the premises shall occur outside of these hours.

**Reason:** To protect the residential amenities of the area.

6. The landscaping scheme shown on drawing no. 300, as submitted to the planning authority on the 15<sup>th</sup> day of May 2018, shall be carried out within the first planting season following the date of this Order. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, 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 the interest of residential and visual amenity.

**Board Member**

**Date:** 18/01/2019

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Stephen Bohan