



An
Bord
Pleanála

Board Direction
BD-001681-18
ABP-302026-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2018.

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 pattern of development in the area, and the planning history and existing use of the site, 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, 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 25th 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. 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 development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for written agreement.

Reason: In the interest of the visual amenities of the area.

4. The ambulance wash unit shall only be used between 08:00 hours and 18:00 hours, Mon to Sat, and between 10:00 hours and 18:00 hours on Sunday.

Reason: In the interest of the residential amenity of property in the vicinity.

5. During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest dwelling, shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) during the period 0800 to 1800 hours Monday to Saturday inclusive, and shall not exceed 45 dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity of the site.

6. Any additional lighting used within the site curtilage shall be directed and cowed so as not to interfere with adjoining residential properties.

Reason: In the interest of residential amenity.

Date: 19/11/2018

Board Member

Stephen Bohan