



An  
Bord  
Pleanála

**Board Direction**  
**BD-001933-18**  
**ABP-302482-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 zoning objective, the location of the neighbouring site entrances and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed site entrance would not seriously injure the amenities of the area or of property in the vicinity. 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 20<sup>th</sup> day of July 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 permission granted on 21<sup>st</sup> June 2013, planning register reference number P13/125, and as extended by P13/12500 on 15<sup>th</sup> March 2018, 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. Any proposal for signage shall be the subject of a separate application.

**Reason:** In the interest of clarity and the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/12/2018

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John Connolly