



An  
Bord  
Pleanála

**Board Direction**  
**BD-003102-19**  
**ABP-303203-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/05/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the zoning of the site, the nature and scale of the proposed development, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in flooding impacts on existing residential properties, would not seriously injure the residential amenities of the area, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the proposed development would not give rise to an increased risk of residual downstream flooding.

### **Conditions**

1. PlanPartic (include reference to appeal submission)
2. Limit Use to 'Light Industrial'
3. P.A. C2

4. P.A. C3
5. Noise A
6. Lan 3
7. CommLight
8. S48 Unspecified

**Board Member**

**Date:** 21/05/2019

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John Connolly