



An  
Bord  
Pleanála

**Board Direction**  
**BD-003099-19**  
**ABP-303511-19**

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 generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Appropriate Assessment Screening**

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the development to be retained, on European Sites, taking into account the nature, scale and location of the development, the Appropriate Assessment Screening Report submitted with the application and the Inspector's report and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the development, would not be likely to have a significant effect on any European Site in view of the site's conservation objectives.

### **Reasons and Considerations**

Having regard to the planning history, the location of the site, the scale and nature of the works and the compensatory flood mitigation measures, it is considered that subject to compliance with the conditions set out below, the development for which retention is sought would not increase the flood risk in the area, would not injure the

amenity of the property in the vicinity and would not have a significant negative impact on the conservation objectives of any European sites, in particular Lough Oughter And Associated Loughs SAC (site code 0007) and Lough Oughter Complex SPA (site code 4049). The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area

### **Conditions**

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the overall development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 07<sup>th</sup> of December 2015 under appeal reference number PL02.245290, planning register reference number Reg Ref 15/71, 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.

**Board Member**

**Date:** 21/05/2019

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Terry Ó Niadh

