



An
Bord
Pleanála

Board Direction
BD-003358-19
ABP-303899-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2019.

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: Stage 1 Screening

The Board completed an Appropriate Assessment Screening exercise in relation to the potential effects of the proposed development on the Blackwater River (Cork / Waterford) Special Area of Conservation (Site Code 002170), a designated European Site, taking into account the nature, scale and location of the proposed development, the Screening for Appropriate Assessment Report submitted with the application, which included an NIS appended thereto which had been submitted as part of the previous application on site (PA ref. 12/04911, ABP ref.PL04.241591), 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 proposed development would not be likely to have a significant effect on any European Site in view of the sites' conservation objectives, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Reasons and Considerations

Having regard to the pattern of development in the rural area, the planning history of the site and the nature and scale of the development to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the

development to be retained and completed would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety. The proposed development would, therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed 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. 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. Modifications

Board Member

Date: 25/06/2019

Stephen Bohan