



An
Bord
Pleanála

Board Direction
BD-003705-19
ABP-304232-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/08/2019.

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.

Reasons and Considerations

Having regard to the nature of the proposed relocation of the entrance to the site, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not exacerbate flooding in 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.

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 information submitted to the planning authority on the 25th day of February, 2019, 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 the 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. Prior to the commencement of development, the following details shall be submitted to, and agreed in writing with, the planning authority:
 - (a) the length and invert level of the 600mm diameter pipe beneath the new entrance (the length shall be limited to that which provides safe access to the site)
 - (b) the removal, in its entirety, of the 450mm diameter pipe under the existing entrance and the reinstatement of the roadside channel/stream/ditch.

Reason: To prevent flooding, and in the interest of orderly development.

Board Member

Date: 02/08/2019

John Connolly