



An
Bord
Pleanála

Board Direction
BD-003686-19
ABP-304313-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2019.

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 established use of the site for residential purposes served by an existing access, to the location of the site within the 50 kph speed limit of Rathkeale town and to the provisions of Condition 3 of An Bord Pleanála's Board Order for the proposed development at the adjacent property at Kyletaune, Rathkeale, County Limerick (PL.13.236837) which required improvements to the roadside boundary to be carried out in the interest of traffic safety, it is considered that the proposed development including the relocation of the existing entrance to the south, would provide improved sightlines from those at the existing entrance and would not endanger public safety by reason of traffic hazard or obstruction of road users and would 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, except as may

otherwise be required in order to comply with the following conditions. In the interest of clarity, the relocated site entrance shall be at the “proposed entrance” location shown on the site layout plan received by the planning authority on the 18th day of April 2019. 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. The development to which this permission relates is limited to the plans and details accompanying the planning application, only, and does not refer to any other works within the site.

Reason: In the interest of clarity

3. Surface water from the site shall not be permitted to drain onto the adjoining public road.

Reason: In the interest of traffic safety

Board Member

Date: 01/08/2019

Maria FitzGerald