



An
Bord
Pleanála

Board Direction
BD-004719-19
ABP-305208-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 location, nature, scale and detailed design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposal would not seriously injure the amenities of properties in the vicinity of the site, would not be prejudicial to public health and would be acceptable in terms of pedestrian and 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 carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 4th day of July 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 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. All conditions pertaining to the parent permission, register reference no. RA/140777 (PL17.244408), shall continue to apply, except as may be required in order to comply with the following conditions.

Reason: In the interest of clarity.

3. Prior to the commencement of development detailed design of all road improvement works shall be submitted to, and agreed in writing with, the planning authority. These shall include details of roadside drainage.

Reason: In the interest of traffic safety.

4. Prior to the commencement of development, a construction and operational traffic management plan shall be submitted to the planning authority for written agreement.

Reason: In the interest of traffic safety and residential amenity.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. All service cables in the public road shall be located underground.

Reason: In the interests of visual and residential amenity.

Board Member

Date: 11/12/2019

Stephen Bohan

