



An  
Bord  
Pleanála

**Board Direction**  
**BD-004892-20**  
**ABP-305250-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/01/2020.

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 existing pattern of development and nature of uses within the community lands that are managed by a local community enterprise body and the nature and scale of the proposed development and development to be retained alongside existing polytunnels and also having regard to the back-land location within the site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from the character of the area or seriously injure the amenities of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development.

## **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plan and particulars submitted on the 9<sup>th</sup> 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. (a) A plan containing details of proposals to maintain the three containers shall be submitted to, and agreed in writing, with the planning authority within three months of the date of this Order.
- (b) The three containers shall be removed not later than six years from the date of this permission and the site of the structures shall be reinstated unless planning permission has been granted for its retention for a further period prior to that date.

**Reason:** In the interest of visual amenity and to enable the planning authority to consider the impact of the development over the stated time period, and in the interest of orderly development.

3. Landscaping of the site shall be carried out in accordance with a landscaping scheme which shall include details of the boundary fence, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of the visual amenities of the area.

4. (a) A plan containing details for the management of waste (and green waste) generated by the proposed development within the development, including the provision of facilities for the storage,

separation and collection of all waste types shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

- (b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.
- (c) The public road in the vicinity of the site entrance shall be maintained in a clean condition.

**Reason:** In the interest of amenity, and to ensure the provision of adequate refuse storage.

- 5. The applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

**Reason:** In the interest of public health.

- 6. Drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. In this regard-
  - (a) Provision shall be made to ensure no surface water discharges to the public road.
  - (b) The existing road side drainage shall not be obstructed by the development.

Drainage details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of environmental protection and public health.

7. Details of the storage of fertilisers and pesticides shall, if any, be submitted to, and agreed in writing with, the planning authority.

**Reason:** To prevent water pollution.

**Board Member**

**Date:** 13/01/2020

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Terry Ó Niadh