



An
Bord
Pleanála

Board Direction
BD-004799-19
ABP-305297-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2019.

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 layout and function of the proposed development and the established nature of the agricultural land use, it is considered that the proposed development would improve vehicular access into the lands, it would not adversely impact on the residential amenities of the area, and would otherwise 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 to the planning authority on the 16th July, 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. A five metre wide strip of land shall be retained for ongoing access and maintenance along the channel to the south of the proposed frontage. The strip shall be accessible to mechanical plant and shall not be landscaped, paved or otherwise developed in a manner that would prevent access to the channel.

Reason: In the interest of flood prevention and orderly development.

Board Member

Date: 18/12/2019

Stephen Bohan