



An
Bord
Pleanála

Board Direction
BD-004838-19
ABP-305358-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 30th, 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 pattern of development in the vicinity, the nature of the subject development and the established nature of the agricultural land use, it is considered that the development for which retention is sought would not adversely affect the residential amenities of the area, would not create a traffic hazard and would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. No surface water at the location of the gate/entrance shall be permitted to flow onto the public road, and the developer shall agree drainage arrangements in writing with the planning authority to ensure that this is the case, within three months of the date of this order.

Reason: In the interest of road safety.

3. The entrance hereby permitted is for agricultural purposes only.

Reason: In the interest of clarity.

Note: The Board did not include condition 2 of the planning authority's decision, as it considered that, given the location of the subject entrance at the end of a cul de sac, no traffic safety issues arise, and the Board concurred with the Inspector's view that it was not appropriate to require removal of existing hedgerows in order to improve sightlines at this location.

[Please issue a copy of this Direction to the parties with the Board Order.]

Board Member

Date: 31st December 2019

Philip Jones