



An
Bord
Pleanála

Board Direction
BD-005219-20
ABP-305620-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the site context and to the scale and nature of the development for which retention permission is sought, it is considered that, subject to compliance with the conditions set out below, the development for which retention permission is sought, would be acceptable in terms of pedestrian and traffic safety, would not seriously injure the amenities of the area, including environmental amenities and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the development for which retention permission is sought constitutes a stand-alone development for the purposes of assessment. In addition the Board shared the view of the planning authority that, given the specific length of the development and having regard to the thresholds of classes of development set out in Schedule 5 and the criteria set out in Schedule 7 to the Planning and Development Regulations, 2001, as amended, the site context and the characteristics of the development and potential impacts, that a sub-threshold Environmental Impact Assessment Report is not required.

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. 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.

Reason: In the interest of clarity.

2. The site shall be landscaped and planted in accordance with a comprehensive landscaping scheme, details of which shall be submitted in writing to the planning authority within three months of the date of this Order, and the final landscaping shall comply with the final agreement as confirmed by the planning authority.

Reason: In the interest of visual amenity.

3. Sightlines in both directions, at the two access points off the public road, shall be maintained and no vegetation or structure shall exceed 1 metre in height over the public road within the sight distance triangles. Any utility poles currently within the sight distance triangles shall be repositioned at the developer's expense and with the agreement of relevant statutory undertakers, to the satisfaction of the planning authority, or as otherwise agreed with the planning authority.

Reason: In the interest of traffic safety.

4. Drainage arrangements, including the [attenuation and] 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.

5. Gates shall open inwards only, away from the public road.

Reason: in the interest of traffic safety.

Board Member

Date: 20/02/2020

Chris McGarry