



An  
Bord  
Pleanála

**Board Direction**  
**BD-005837-20**  
**ABP-305767-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2020.

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 'RU' zoning of the site and the nature and use 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 the area, result in a traffic hazard, or conflict with the objectives of the Development Plan. 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, and by the further plans and particulars received by An Bord Pleanála on the 24<sup>th</sup> day of October 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. The proposed entrances shall be solely used for agricultural purposes and shall not be used for any other purpose.

**Reason:** In the interest of clarity.

3. (i) All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

(ii) The Applicant / Developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road or footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

**Reason:** To protect the amenities of the area.

5. Drainage arrangements, for 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.

**Board Member**

**Date:** 28/05/2020

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Michelle Fagan