



An  
Bord  
Pleanála

**Board Direction**  
**BD-006644-20**  
**ABP-305859-19**

The above-mentioned case was considered by the Board on the 30<sup>th</sup> July 2020.

**WHEREAS** the Board made a decision to grant permission in relation to the above-mentioned development by order dated the 25<sup>th</sup> day of June 2020.

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error a reference, in condition number 20, to an outline Construction Environmental Management Plan was incorrect as said plan was not submitted with the application and that it is, therefore, appropriate for the Board to amend its Order dated the 25<sup>th</sup> day of June 2020 to omit reference to said plan,

**AND WHEREAS** the Board considered that the amendment would not result in a material alteration of the terms of the decision,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by amending condition number 20 as follows:

20. Mitigation and monitoring measures relating to biodiversity outlined in the plans and particulars, including the ecological impact assessment and bat survey submitted with this application shall be carried out in full, except where otherwise required by conditions attached to this permission. In this regard:

- (a) All buildings proposed for demolition and all mature trees proposed for felling shall be examined for evidence of bats prior to any works by a bat specialist, including an examination of internal roof features. If required, an National Parks and Wildlife Service derogation licence shall be obtained.
- (b) Prior to commencement of development, the developer shall submit a letter from their bat consultants, stating that they are satisfied that the final design of the external illumination proposed will be to the required specification and that the proposed roosts and important bat corridors are not illuminated.
- (c) After installation of the external lighting, a report shall be submitted, prepared by the bat specialist, for the written satisfaction of the planning authority, confirming that it is operating according to specification.

**Reason:** In the interest of protecting the environment and to address any potential impacts on biodiversity.

**Board Member**

**Date:** 30/07/2020

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Paul Hyde