



An
Bord
Pleanála

Board Direction
BD-005403-20
ABP-305961-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 13th, 2020.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000, and decided, for the Reasons and Considerations set out below, that the planning authority be directed to amend condition number 2, to that it reads as follows:-

2. The car parking provision on proposed level 01, in relation to the area adjoining the Ballybane estate road, shall be in accordance with that shown on drawing number 190504-03-309, entitled Floor Plan – Option B, submitted to an Bord Pleanála on the 19th day of November 2019, with the exception that car parking spaces numbers 02 and 03, and spaces numbers 14 and 15, as shown on this drawing, shall each be replaced by a single disabled car parking space, so that the total number of car parking spaces in the area adjoining the Ballybane estate road shall be no more than 15, and all of these 15 spaces shall be reserved for use by patients of the proposed medical clinic. Revised drawings, providing for this parking provision, together with a detailed landscaping plan and specification, and a methodology for ensuring the limitation of the use of these spaces for patients, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, and the car parking spaces and landscaping shall be provided prior to the opening for business of the proposed medical clinic.

Reason: In the interests of providing for specific car parking spaces to serve the proposed medical clinic, in close proximity to this clinic, while ensuring an improvement to the visual amenity of this area.

Reasons and Considerations

It is considered that a strictly limited amount of car parking specifically to serve the proposed medical clinic in the area of the overall site beside the Ballybane estate road, is justified, having regard to the needs of patients of this clinic, notwithstanding the provision of car parking elsewhere within the overall site, and accordingly that the amendment of condition number 2, rather than its attachment or omission, is reasonable in the particular circumstances of this case.

Board Member

Date: 13th March 2020

Philip Jones