



An
Bord
Pleanála

Board Direction
BD-006099-20
ABP-306774-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2020.

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 location of the site on residentially zoned lands, the scale, layout and design of the proposed development to be retained, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained and proposed shall be carried out and completed 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 and the

development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows and carried out within 12 months of the decision.

(a) The vehicular entrance shall be reduced in width to 3.5 metres. The eastern most pillar to be moved by 2.2 metres to the west and be no more than 3.5 metres from the existing western pillar.

(b) The boundary wall at vehicle access points shall be a maximum of 0.9 metres high, with boundary pillars no more than 1.2 metres high.

Revised plans which incorporate these amendments shall be submitted to the planning authority for written agreement before the development commences.

Reason: In the interest of pedestrian and traffic safety and to protect the residential amenity of adjacent properties.

Board Member

Date: 16/07/2020

Dave Walsh