



An
Bord
Pleanála

Board Direction
BD-006546-20
ABP-307038-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2020.

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 pattern of development in the area and the small-scale nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would facilitate the use of the open space for passive and recreational purposes and would enhance the residential development of which it is a part. 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 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. Prior to the commencement of development, the developer shall submit revised drawings for written agreement of the planning authority illustrating the following:

(a) the provision of a 3m gate within the western fence to facilitate maintenance and servicing access to the Broadmeadow River.

(b) Revised car parking layout of the parking area adjacent to the western fence to facilitate servicing access.

Reason: In the interest of proper planning and development of the area.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 24/09/2020

Dave Walsh