



An
Bord
Pleanála

Board Direction
BD-006327-20
ABP-307169-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2020.

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 Rathkeale Local Area Plan 2012 – 2018, the personal circumstances of the applicant's family, and the customised design of the pair of pedestrian and vehicular gates serving the site entrance, whereby they only open inwardly, the Board considers that the retention of the vehicular entrance would not warrant objection and the said gates would not pose a risk to road users on the adjoining public footpath and accompanying carriageway. Ease of access and egress would be facilitated by the dishing of this footpath and such work should be conditioned. This entrance and these gates thus accord with the proper planning and sustainable development of the area.

Conditions

1.	The development shall be retained 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
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	<p>within the stated time period and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Within 12 weeks of the date of this Order, the applicant shall submit a scheme for the dishing of the public footpath beside the vehicular entrance to the Planning Authority for its written agreement. This scheme shall include a timetable within which the dishing shall be undertaken.</p> <p>Reason: In order to facilitate ease of access and egress.</p>
3.	<p>The gates to the vehicular entrance shall be retained in-situ, along with the stopper that prevents them from opening outwards. Any replacement gates, which may be installed in the future, shall, likewise, only open inwardly.</p> <p>Reason: In the interest of public safety.</p>

Board Member

Date: 25/08/2020

Terry Ó Niadh