



An
Bord
Pleanála

Board Direction
BD-006856-20
ABP-307576-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2020.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the retention of the proposed access road and alteration to the land levels at Smithstown, Shannon

Reasons and Considerations.

Having regard to the Shannon and Environs Local Area Plan, 2012-2018, as amended, it is considered that subject to the conditions set out below, the proposed development would not seriously injure the amenities or character of development in the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions.

1. The development shall be in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged with the planning authority on 20th May, 2020 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. Arrangements for the collection and disposal of surface water generated within the site shall be in accordance with the details submitted to the planning authority on 20th May, 2020 to the satisfaction the planning authority.

Reason. To prevent runoff from the site onto the public road and orderly development

And,

- (2) refuse permission for the retention of the new entrance at Smithstown, Shannon generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations.

The proposed development would endanger public safety by reason of traffic hazard having regard to the deficiencies in attainable sightlines in each direction at the entrance and, the poor horizontal alignment of the road onto which access is proposed.

Board Member:

Date: 04/11/2020

Stephen Bohan