



An
Bord
Pleanála

Board Direction

BD-006869-20

ABP-307726-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2020.

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 nature, scale and design of the proposed development, to the planning history and characteristics of the site and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not detrimentally impact on traffic safety and would not adversely affect the cultural heritage of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

1. The development 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 3rd day of January, 2012, under planning register reference number PD/11/126, the permission granted on the 28th day of September, 2018, under planning register reference number PD/18/313 and the permission granted on the 12th day of July, 2019, under An Bord Pleanála reference ABP-303677-19 (planning register reference number PD/18/447) and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. Prior to the commencement of development, a revised site layout plan shall be submitted for the written agreement of the Planning Authority, which, in addition to including details of the access off the public road (as detailed on the submitted site location map), shall include details of the proposed treatment of the adjacent roadside boundary area.

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

Board Member

Date: 05/11/2020

Terry Prendergast