



An
Bord
Pleanála

Board Direction
BD-007003-20
ABP-307974-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/11/2020.

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

The site is identified in the North Tipperary County Development Plan settlement plan for Ballina, as a key site / opportunity site where the Council will encourage and support development. It is considered that the provision of adequate lighting for users of the facility is a fundamental requirement for the use of this land as a marina, and that subject to the following conditions, the retention of the lighting as developed, would provide for the safety and convenience of the users of the marina, would not adversely impact on bats, aquatic ecology or underwater archaeology, would not unduly impact on nearby residential properties and would accordingly be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	The development for which retention permission is sought shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and
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	<p>particulars submitted on the 1st May 2020 and 6th July 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Rear cowls shall be fitted to lights on standards 33B and 24B to reduce the amount of light spill to adjoining properties.</p> <p>Reason: In the interest of residential amenity.</p>

Board Member

Date: 23/11/2020

Maria FitzGerald