



An
Bord
Pleanála

Board Direction
BD-007619-21
ABP-308119-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2021.

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 zoning objective of the area and the general pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development for outline permission would not seriously injure the character or visual amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety. 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 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 points of detail to be agreed with the planning authority, |
|----|---|

	<p>these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>Plans and particulars to be lodged for permission consequent on this grant of outline permission shall include:</p> <p>(i) A detailed landscaping plan for the entire site.</p> <p>(ii) Proposals for the roadside boundary treatment.</p> <p>(iii) Proposals to protect the privacy and amenity of existing adjacent properties.</p> <p>(iv) Design proposals which have regard to the design and character of the built environment in the vicinity.</p> <p>Reason: In the interest of clarity and to define the subject matter for consideration at permission consequent stage</p>

Board Member

Date: 26/02/2021

Maria FitzGerald