

An
Bord
Pleanála

Board Direction
BD-008143-21
ABP-308215-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

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 provisions of the current Ashford Town Plan, 2016-2022 and the Wicklow County Development Plan, 2016-2022, the nature and scale of the development proposed to be retained, the pattern of development in the area, and the planning history of the site, it is considered that, it would not seriously injure the residential amenities of the area or of property in the vicinity, would not give rise to flooding issues either on the subject site or exacerbate flood risk on adjoining sites. The development for which retention is sought and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, and carried out and completed, as applicable, in accordance with the plans and particulars lodged with the application, as amended by the drawings and particulars submitted on the 28th day of 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.

Reason: In the interest of clarity.

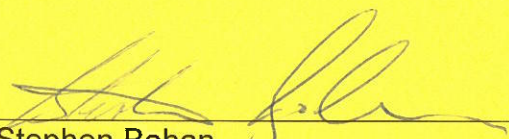
2. Within three months of the date of the final grant, the Japanese Knotweed shall be removed from the site in accordance with the Method statement submitted to the Planning Authority on the 28th of July 2020.

Reason: In the interest of the control of invasive species.

3. An annual analysis of the gradient of the north-western corner of fill Area A shall be carried out for three years from the date of the final grant and any remedial measures required as a result of the outcome of the analysis shall be undertaken at the expense of the developer.

Reason: In the interest of public safety.

Board Member



Stephen Bohan

Date: 12/05/2021