



An  
Bord  
Pleanála

**Board Direction**  
**BD-008435-21**  
**ABP-309340-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2021.

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 nature and scale of the development to be retained and completed, the site location within an existing complex of buildings in a rural area, and the established use and planning history of the site, it is considered that, subject to compliance with the conditions set out below, the development to be retained and completed would be acceptable and would not seriously injure the amenities of the area or of property in the vicinity. The development to be retained and completed would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 7<sup>th</sup> day of December, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The landscaping scheme shown on Drg Nos. PD20002 & PD20002A, as submitted to the planning authority on the 7<sup>th</sup> day of December, 2020, shall be carried out within the first planting season following the date of this order. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. Details are to be submitted to, and agreed in writing with, the Planning Authority for the proposed earthen mound along the roadside of the north-eastern site boundary indicating the means proposed to ensure the stability and maintenance of the mound to facilitate the provision of planting atop same.

**Reason:** In the interest of visual amenity.

**Board Member**

  
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Stephen Bohan

**Date:** 04/06/2021

