

An
Bord
Pleanála

Board Direction
BD-008761-21
ABP-309862-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2021.

The Board decided by a majority of 2:1 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 modest nature and scale of the proposed development and to the pattern of development in the vicinity, it is considered that subject to conditions set out below, the proposed development would not seriously injure the amenities of the area including environmental amenities, or the amenities of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of pedestrian and traffic safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening.

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site. In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion in the Inspector's report in respect of the identification of the European site which could potentially be affected, and the identification and assessment of potential significant effects of the proposed development, either

individually or in combination with other plans or projects, on this European site in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on European Site, the Horn Head and Rinclevan Special Area of Conservation (Site Code: 000147), or any other European site, in view of the site's Conservation Objectives. This screening determination is based on the modest nature of the works proposed to be undertaken and the fact that these modest works are located a considerable distance from the qualifying interests associated with the European Site.

Conditions

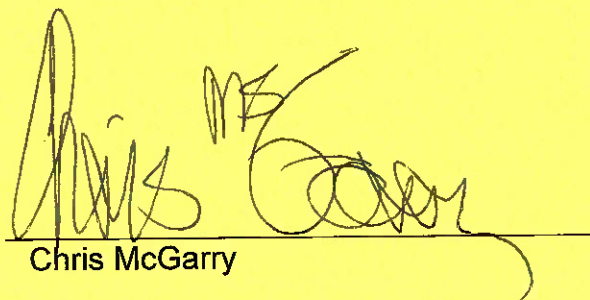
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the 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. Details of the external finishes of the proposed bin storage area shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

Board Member



Chris McGarry

Date: 21/07/2021