

An
Bord
Pleanála

Board Direction
BD-011379-22
ABP-309918-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2022.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number 19 as follows

19. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

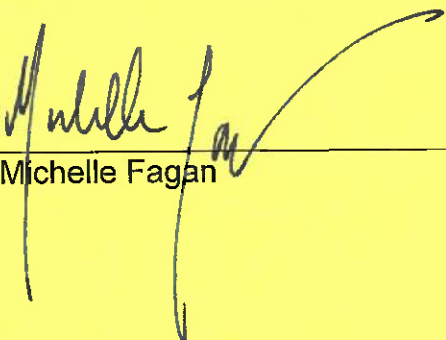
Reason: To ensure the satisfactory completion of the development.

Reasons and Considerations

Having regard to the planning history of the subject site, including the documentation submitted and of the details of the development bond paid relative to the parent

permission register Reference: 04/2073, and to the nature of the proposed development which forms a separate entity, it is considered that Condition number 19 is unwarranted and that an amended condition which applies to the proposed development on the site described within the redline boundary would be attached. The subject permission relates to the area as shown within the redline boundary on the drawings submitted, including the Site Layout Plan, delineating the application site. The amendment of this condition would be in accordance with the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 14/10/2022