

An  
Bord  
Pleanála

**Board Direction**  
**BD-009815-22**  
**ABP-310149-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2022.

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 established and permitted residential use on the site, the existing separate farmyard access off Station Road, the relationship of the subject access and access road to the dwelling house permitted under planning reference 17/719, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

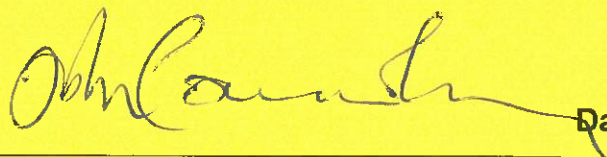
### **Conditions**

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| 1. | The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 4 <sup>th</sup> day of May 2021, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with |
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	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The entrance gates shall be set back not less than four metres and not more than six metres from the edge of the public road. The wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed one metre in height.</p> <p><b>Reason:</b> In the interest of traffic safety.</p>
3.	<p>No surface water shall discharge onto the public road or adjoining properties.</p> <p><b>Reason:</b> In the interest of traffic safety and to prevent pollution.</p>
4.	<p>Within three months of this Order, the applicant shall submit to, and agree in writing with, the planning authority full details regarding the proposed sightline improvements at the junction of the cul de sac and Station Road, including the long-term maintenance of the realigned hedgerow and grass verge.</p> <p><b>Reason</b> In the interests of traffic safety.</p>

Board Member



John Connolly

Date: 20/01/2022