



An
Bord
Pleanála

Board Direction
BD-008831-21
ABP-310156-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2021.

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 location of the site in a rural area outside the boundary of the village of Cross, to the planning history of the site, and to limited scale and nature of the proposal to provide a new entrance to an existing dwelling house and the construction of an agricultural entrance, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, 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

1. The development shall be 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 12th day of February 2021, and on the 19th day of March, 2021, 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. Prior to the commencement of development, the existing hedge west of the proposed accesses shall be permanently removed over a distance of 3 metres from the front pillar. All details of the final layout plan, including details of drainage and management shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and of traffic and pedestrian safety.

Board Member

Maria FitzGerald

Maria FitzGerald

Date: 03/08/2021