

An  
Bord  
Pleanála

**Board Direction**  
**BD-009348-21**  
**ABP-310190-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/11/2021.

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 zoning objective relating to the site which seeks to make provision for new and maintain existing recreational facilities it is considered that, subject to conditions set out below, the retention of the polytunnel and garden enclosure would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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 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. The polytunnel shall not be used for commercial / retail use.

**Reason:** To define the terms of the conditions and in the interest of orderly development.

3. Details of the proposed boundary treatment including any fencing and hedging shall be agreed in writing with the planning authority prior to the commencement of development.

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

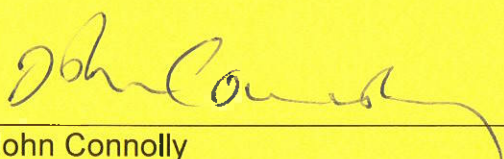
4. Surface water and drainage arrangements including the attenuation of surface water shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of public health.

5. All waste associated with the development shall be disposed of in accordance with the requirements of the planning authority. Details of all waste associated with the development shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

**Board Member**

  
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John Connolly

**Date:** 01/11/2021