

An  
Bord  
Pleanála

**Board Direction**  
**BD-009696-21**  
**ABP-310265-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2021.

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 provisions of the Nenagh Town & Environs Development Plan 2013-2019, as varied, to the planning history of the site, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comprise reasonable modifications to the development as permitted under P.A. Reg. Ref. 18601348 / ABP Reg. Ref. ABP-303620-19, and would be acceptable in terms of site layout and design, traffic safety, and the residential amenity of the area. The proposed development 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 to the planning authority on the 25<sup>th</sup> day of February 2021, and the 31<sup>st</sup> 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.

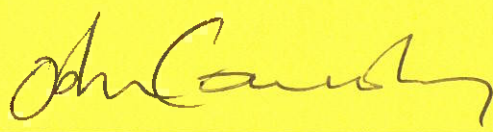
2. The development shall be carried out and completed in accordance with the relevant terms and conditions of the permission granted under planning register reference number ABP-303620-19, except as amended in order to comply with the conditions attached to this permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. (i) Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.  
(ii) The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In order to safeguard the residential amenities of property in the vicinity and in the interest of public safety.

Board Member

  
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John Connolly

Date: 20/12/2021



