



An
Bord
Pleanála

Board Direction
BD-010919-22
ABP-310321-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2022.

The Board decided to grant permission following a 2:1 vote, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature and design of the development, to the nature of the site, topography and available screening, it is considered that, subject to compliance with the conditions attached, the development proposed to be retained (concrete hardstand for storage purposes) and the proposed development (soakpit) as part of the current application would not seriously injure the amenities of the area or property in the vicinity, would not endanger public safety by reason of a traffic hazard and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to refuse permission, the Board noted the planning history on site which included an element of 'storage of conveyor belting used in agriculture and allied industries' and also noted that the current proposal for retention is solely for storage purposes. The Board also noted that the nature of the development that is the subject matter of the application for retention is small scale, that no enforcement history by the planning authority has been set out in the documentation on file and the Board did not therefore consider

that the development would facilitate the consolidation and/or intensification of an unauthorised use.

Noting the small scale nature of the development proposed and that proposed to be retained and the likely modest traffic that would be generated as a result, the Board did not consider that that the development that is proposed to be retained and completed would endanger public safety by reason of traffic hazard.

Conditions

1.	The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application submitted, as amended by the further plans and particulars submitted on the on the 7 th day of April 2021, except as may otherwise be required in order to comply with the following conditions. Reason: In the interest of clarity.
2.	PA condition number 2 (sightlines) + reason
3.	PA condition number 3 (warning signs) + reason
4.	The disposal of surface water shall comply with the requirements of the planning authority. Reason: In the interest of public health.
5.	The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation

provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Date: 24/06/2022

Patricia Calleary

