

An
Bord
Pleanála

Board Direction
BD-009840-22
ABP-310535-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2022.

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

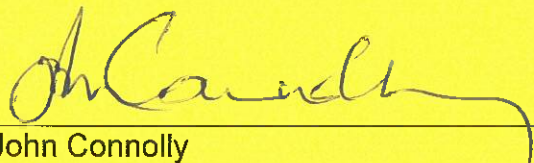
Having regard to the zoning and established use of the site, and to the pattern of development in the area, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | <p>The development shall be carried out and completed 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.</p> <p>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.</p> <p>Reason: In the interests of clarity.</p> |
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2.	<p>Prior to the commencement of development, the developer shall submit to, and agree in writing with, the planning authority the following:</p> <p>a) details of the proposed pedestrian crossing point on the R152, and</p> <p>b) details of the entrance to the proposed development in compliance with DMURS.</p> <p>Reason: In the interests of traffic safety and orderly development.</p>
3.	UrbanWaterdrain
4.	IrishWater
5.	UrbanFinishes 1
6.	<p>Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of the amenities of the area/visual amenity.</p>
7.	<p>Floodlighting shall be angled and constructed so that no light is emitted above a horizontal plane through the fitting. Positioning and design shall also ensure that no glare is caused to users of the public roads in the vicinity of the development.</p> <p>Reason: In the interest of residential amenity and traffic safety.</p>
8.	CMP 1

Board Member


 John Connolly

Date: 24/01/2022