

An
Bord
Pleanála

Board Direction
BD-009791-22
ABP-310923-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2022.

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 permitted use of the existing structures to the planning history of the site, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development and the development for which retention permission is sought would not seriously injure the amenities of the area, would be acceptable in terms of pedestrian and traffic safety, would not impact on the amenity of adjoining residential properties, would constitute an modest scale of employment based use at the site, would not be inconsistent with the relevant provisions of the Meath County Development Plan 2021-2027 and 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.

Reason: In the interest of clarity.

2. Permission is granted for the use of Units 1 and 2 only for storage purposes, in accordance with the provisions of Class 5 of Part 4 Article 10 of the Planning and Development Regulations 2001 (as amended). The area within the application site to the east of the existing buildings, shall be used solely for access/egress and ancillary parking related to the activities within the existing units 1 and 2 and no commercial activity, including the storage of machinery, is permitted within this area.

Reason: In the interest of clarity and to ensure avoidance of over-intensification of commercial activity at the subject site.

3. Within 3 months of the date of this Order the applicant shall submit proposals for (a) improved visibility sightlines from the existing site access and (b) vehicle parking on the site, for the written agreement of the Planning Authority. Agreed measures shall be provided on the site within 6 months of the date of this Order.

Reason: In the interest of road safety and to ensure adequate provision is made for parking within the site.

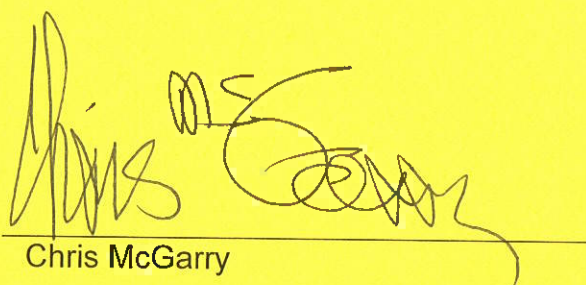
4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

Reason: In the interest of public health.

Board Member



Chris McGarry

Date: 17/01/2022

