



An
Bord
Pleanála

Board Direction
BD-011903-23
ABP-311634-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2023.

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 nature and scale of the proposed development and the planning history pertaining to the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable at this location and would be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 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 on the 19 th day of August 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 |
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	<p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>(a) The access at Castlelands (gate no. 2) shall be used as a pedestrian / cyclist and emergency vehicular access only. This access shall be for the benefit of Castle Park School and the permitted residential development on the adjoining site to the west (ABP Ref. 306421-20).</p> <p>(b) The developer shall agree final design details of the proposed access gate at Castlelands (gate no. 2), including pedestrian / cyclist access arrangements, in writing with the Planning Authority prior to the commencement of development.</p> <p>Reason: In the interests of clarity and to ensure a satisfactory standard of development.</p>
3.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member



Date: 14/03/2023

Peter Mullan