

An
Bord
Pleanála

Board Direction
BD-011974-23
ABP-312309-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2023.

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

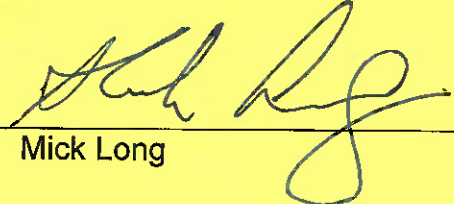
Having regard to the nature and scale of the proposed development, the existing development on site, and the character of the area, it is considered that subject to compliance with the conditions attached, the proposed development would be an acceptable form of development that would not seriously injure the residential or visual amenities of the area and would therefore 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 3 rd day of November 2021 and by the further plans and particulars received by An Bord Pleanála on the 27 th January 2022 except as may otherwise be required in order to |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The floodlights shall be operated in conjunction with the ancillary use of the domestic site only. The floodlights shall not be used for any commercial purpose.</p> <p>Reason: In the interests of clarity and to regulate the use of the development in the interest of proper planning and sustainable development</p>
3.	<p>The floodlights shall not operate between 22:00 to 07:00 on any day</p> <p>Reason: In the interest of residential amenity and protecting biodiversity</p>
4.	<p>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.</p> <p>Reason: In the interest of public health.</p>

Board Member


 Mick Long

Date: 31/03/2023