



An
Bord
Pleanála

Board Direction
BD-010690-22
ABP-312468-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th May 2022.

The Board decided to grant permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the permitted and established use of the site, the proposal would be an ancillary structure to the community facility building on this site, which would be used for passive recreation by existing users of this building. As such, it would not add to the intensity of the use of the site. Accordingly, the proposal would not lead to an increase in traffic and attendant parking. This proposal would, due to its siting, light weight form, and modest size, be compatible with the visual amenities of the area. It would raise no Appropriate Assessment issues. The proposal 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, 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 |
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	<p>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>A sample of the dark grey metallic roof sheeting for the proposed covered outdoor deck area shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>Water supply and drainage arrangement, including the attenuation and 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

Maria FitzGerald

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Date:

12th May 2022