

An
Bord
Pleanála

Board Direction
BD-013042-23
ABP-313556-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2023.

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 development to be retained and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the development is in keeping with the character of the area, would not result in the creation of a traffic hazard and would not increase the risk of surface water flooding in the area. The development 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, as amended by additional information provided on 21st March 2022, 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

development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

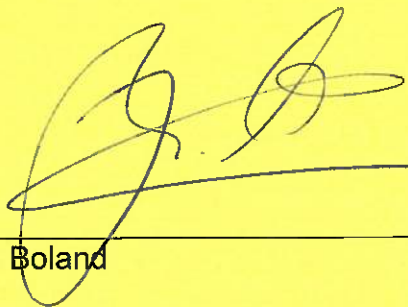
2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

Reason: In the interest of public health.

3. Details of permanent visibility splays of 2.4m x 45m to the Northeast and 2.4m x 70m to the Southwest , including arrangements for future maintenance , to be fully agreed in writing with the Planning Authority within 3 months of the date of this Order.

Reason: In the interests of traffic safety

Board Member



Joe Boland

Date: 26/07/2023