



An
Bord
Pleanála

Board Direction
BD-015177-24
ABP-317334-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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

It is considered that the proposed development subject to the conditions set out below, would be beneficial in terms of public health, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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 received by the planning authority on the 24th day of April 2023, 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. Details of the materials, colours and textures of all external finishes to the proposed structures on site shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: in the interest of visual amenity.

3. The landscaping of the site shall be in accordance with the landscape mitigation plan received by the planning authority on the 24th day of April 2023. Details of the implementation of the plan shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure the protection of biodiversity.

4. Details of all boundary fencing shall be agreed in writing with the planning authority prior to the commencement of development. Any boundary treatments shall not impinge upon the existing sod and stone embankment and the existing vegetation along the access leading to the site. Details shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. All works on site shall be implemented in accordance with a construction environmental management plan which shall include all measures proposed within the ecological impact assessment report and the invasive species management plan submitted with the original documentation to the planning authority. Details of the construction environmental management plan shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of protecting the environmental, ecological and residential amenities of the area.

6. Details of the proposed entrance including the provision of requisite sightlines for traffic exiting the site shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

7. Sight distances of 90 metres shall be provided at the entrance to the site at a point 2.4 metres from the public road edge.

Reason: In the interest of traffic safety.

8. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works in respect of both the construction and operation phases of the proposed development.

Reason: To ensure adequate servicing of the proposed development and to prevent pollution.

9. All chemicals and other hazardous materials shall be securely stored on site. All chemicals shall be contained within bunding with a volume equal to 110% of the sum of the volumes of the largest tank. Details of all bunding arrangements and storage of hazardous materials shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of protecting the environment and public health.

10. External lighting within the development shall be directed and cowled away from all sensitive receptors. All external lighting arrangements shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of residential amenity and to reduce light pollution.

11. Noise levels from the development at operational stage shall not exceed 55 dB(A) rated sound level (corrected sound level for any tonal or impulsive component) at existing dwellings between 0800 hours and 2200 hours on any

day and shall not exceed 45dB(A) at any other time. Procedures for the purpose of determining compliance with this limit shall be submitted to and agreed with the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity.

12. The developer shall pay to the planning authority a financial contribution of €11,856 (eleven thousand eight hundred and fifty-six euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Tom Rabbette

Date: 24/01/2024