



An  
Bord  
Pleanála

**Board Direction**  
**BD-016082-24**  
**ABP-317761-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2024.

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

#### **Reasons and Considerations**

Given the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area, or the residential amenities of the area, or endanger public safety and would not be contrary to the overall provisions of the Longford County Development Plan 2021-2027.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered this use was permitted and established on the site and did not constitute a material expansion of same and consequently considered that no material intensification of use of the access on to the R393.

#### **Conditions:**

Conditions 1 to 13 and associated Notes as per PA grant of 17<sup>th</sup> July 2023

plus

#### **Condition 14**

The maximum number of vehicles to be present on site to remain at 200.

**Reason:** In the interests of clarity and orderly development.

**Condition 15**

Surface water drainage arrangements to be agreed in writing with the Planning Authority prior to commencement of the development.

**Reason:** In the interests of clarity.

**Board Member**



Liam Bergin

**Date:** 16/04/2024