

An
Bord
Pleanála

Board Direction
BD-016567-24
ABP-318122-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2024.

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

Having regard to the design, purpose and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be visually acceptable, would not have a detrimental impact on the landscape, the visual amenities of the area or the residential amenities of property in the vicinity, would not be likely to have any significant effect, individually or in combination with other plans or projects, on the Roaringwater Bay and Islands Special Area of Conservation (Site Code: 000101), or on any other designated European Site, and 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 2nd day of August 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. No dust, mud or debris from the site shall be carried onto or deposited on the public road.

Reason: In the interest of protecting the amenities of the area.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member


Martina Hennessy

Date: 13/06/2024