

An  
Bord  
Pleanála

**Board Direction**  
**BD-018514-24**  
**ABP-319631-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2024.

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, layout and scale of the proposed development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities, established character or appearance of the area and would, otherwise, 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, 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 advertising signage is permitted as part of this grant of permission.

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

3. The existing planting along the southern boundary of the site shall be retained and reinforced with additional planting, of native species. Details of such additional planting shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All proposed planting shall be undertaken prior to the first operation of the EV charging bays.

**Reason:** In the interests of clarity and orderly development and to protect the amenities of adjoining residents.

4. The developer shall comply with all requirements of the planning authority in relation to roads, access, lighting and parking arrangements, including facilities for the recharging of electric vehicles. In particular, the following shall be submitted to the planning authority for written agreement, prior to the commencement of any works on site:

(a) revised site layout plan, at an appropriate scale, which indicates clear directional markings through the site.

(b) provision of accessible parking bays in line with the 'Irish Wheelchair Association' manual,

(c) delineate pedestrian routes from the proposed parking areas/electric vehicle units to the service station with a minimum width of 2 metres, and

(d) details of cowl positioning on proposed lighting so as to ensure light overspill into neighbouring properties is minimised

**Reason:** In the interests of traffic, cyclist and pedestrian safety and to protect residential amenity.

5. The construction of the development shall be managed in accordance with a Final Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development. This plan shall provide, inter alia: details and location of proposed construction compounds, details of intended construction practice for the development, including hours of working, noise and dust management measures, details of arrangements for routes for construction traffic, parking during the construction phase, and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

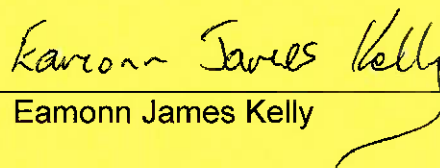
6. The attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health.

7. Prior to the commencement of development, the developer shall enter into a Connection Agreement (s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

**Board Member**

  
Eamonn James Kelly

**Date:** 18/12/2024