

An  
Bord  
Pleanála

**Board Direction**  
**BD-018401-24**  
**ABP-319819-24**

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

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**

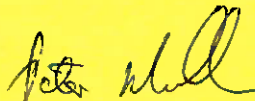
Having regard to the location of the site; the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual or residential amenities of property in the vicinity. The proposed 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 the further plans and particulars received by the planning authority on the 02nd day of April 2024, 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
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	<p>development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Within three months of the date of this permission, the applicant shall submit exact details (drawings and associated particulars) including materials, design and finishes of the proposed acoustic barrier to be provided around the three existing cooler units for the written agreement of the planning authority. These barriers shall permanently achieve internal noise levels (when measured at the windows of adjacent dwelling) not exceeding 35 dB(A) LAeq during the period 0700 to 2300 hrs and 30 dB(A) LAeq at any other time. Certification from an acoustic engineer or other suitably qualified professional, with professional indemnity insurance, that the acoustic attenuation barrier shall achieve these requirements shall also be submitted. An implementation plan and agreed timeline for installation shall be submitted to the planning authority.</p> <p><b>Reason:</b> In the interests of clarity and to protect the residential amenity of adjoining property</p>

Board Member



Peter Mullan

Date: 06/12/2024