



An  
Bord  
Pleanála

**Board Direction**  
**BD-018858-25**  
**ABP-319824-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/02/2025.

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 pattern of development in the vicinity, the nature of the development proposed to be retained and the associated agricultural land use, it is considered that subject to compliance with the conditions set out below, the development for which retention is sought would not create a traffic hazard, and would not adversely impact on archaeology or on the architectural character of the area, and would not, therefore, be contrary to the proper planning and sustainable development of the area.

### **Conditions**

1.	<p>The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by Further Information received by the planning authority on the 8 day of April 2024, except as may otherwise be required in order to comply with the following conditions.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>(a) Existing trees and hedgerow shall be felled or lowered as shown on the plans and particulars lodged with the application, as amended by Further Information received by the planning authority on 8 day of April 2024.</p> <p>(b) Any utility poles shall be positioned outside the sight distance triangle.</p> <p>Reason: In the interests of traffic safety.</p>
3.	<p>Within two months of the date of this Order, the developer shall submit details of all compensatory planting to be undertaken on site, for the written agreement of the planning authority, such planting to be undertaken within a period of twelve months of the date of this Order.</p> <p>Reason: In the interests of the environment.</p>
4.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within 3 months of the date of this Order, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.</p> <p>Reason: To prevent flooding and in the interests of sustainable drainage.</p>
5.	<p>The entrance hereby permitted is for agricultural use only.</p> <p>Reason: In the interest of clarity.</p>
6.	<p>The development, as approved, shall be completed to the satisfaction of the planning authority within twelve months from the date of this Order.</p> <p>Reason: In the interest of public safety.</p>

**Board Member**

  
MaryRose McGovern

**Date:** 10/02/2025