

An  
Bord  
Pleanála

**Board Direction**  
**BD-018611-25**  
**ABP-320083-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/01/2025.

The Board decided by a majority of 3:1, 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 planning history and the zoning objective of the subject site, its location within the existing Raheen Business Park and 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 be acceptable and would not have a significant impact on surface water discharge from the subject site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 19/04/24 except as may otherwise be required in order to comply with the following conditions.

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

2. The marquee shall be in place on a temporary basis only for no more than 4 months and shall be removed no later than the 31<sup>st</sup> October 2025. Details in relation to the timing of the erection and removal of the marquee shall be submitted to and agreed in writing with, the planning authority, prior to the commencement of development. Any further temporary erection of the marquee beyond 2025 shall only occur subsequent to receipt of a further grant of planning permission.

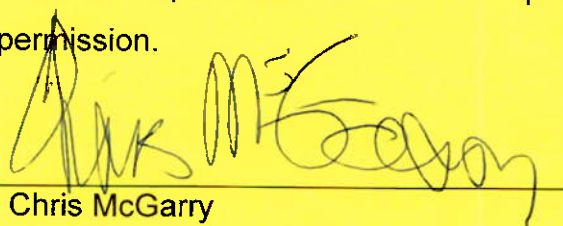
**Reason:** In order to clarify the development to which this permission applies.

3. All surface water run-off from the marquee shall be collected and disposed of within the site to the surface water drainage system. No such surface waters shall discharge onto adjoining properties or the public road.

**Reason:** To prevent flooding in the interests of the proper planning and sustainable development of the area.

**Note:** The Board noted the recommended wording of condition no.2 of the inspector, which referred to a 6 month temporary period no later than 31<sup>st</sup> October each year. However, having considered the totality of the documentation on file, and including the wording of the conditions set out by the planning authority in its decision, wherein it was mandated that the marquee be removed by 31<sup>st</sup> October 2024, with no allowance for any further years expressly stated therein, the Board considered that a fully opened ended condition as recommended by the inspector would not be warranted. Instead, it was deemed more appropriate by reference to the proper planning and sustainable development of the area, to facilitate a temporary allowance for the proposed marquee for one year, consistent with the planning assessment as set out in the report of the Planning Authority's planning officer, with an allowance for potential subsequent erection of the marquee, though solely on foot of a further planning permission.

**Board Member**

  
Chris McGarry

**Date:** 09/01/2025