



## Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND conditions numbers 2 and 11 so that they shall be as follows for the reasons set out.

2. Within four months from the date of this order, the works outlined in the submissions received by the planning authority on the 7<sup>th</sup> day of June, 2018 and the 23<sup>rd</sup> day of July, 2018, which are required to complete the development, shall be carried out and evidence of same submitted to the planning authority.

**Reason:** In the interest of orderly development and traffic safety.

11. The applicant shall submit to the District Engineer for consideration, certification to confirm that the structure of the works to be retained and the proposed additional works required have been installed under the supervision of a Chartered Structural Engineer, within four months of the date of this order.

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

## **Reasons and Considerations**

Having regard to the nature of the development for retention and the proposed development, to the needs of the developer to carry out and certify additional works and the nature of such works, it is considered that an extended period of time to comply with the conditions imposed is warranted and would be in the interest of the proper planning and sustainable development of the area.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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**Terry Ó Niadh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**