



Board Direction

Ref: 17.243890

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th, January 2015.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the 'A1' zoning objective for the site 'to protect and enhance the amenity of developed residential communities' as set out in the East Meath Local Area Plan 2014-2020 and to the pattern of development in the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, 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, as amended by the further plans and particulars submitted on the 15th day of July, 2014, 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. This grant of planning permission shall expire on 19th, June 2016.

Reason: In accordance with the terms of the parent planning permission, as extended, and in the interest of clarity.

3. The proposed duplex apartment at first and second floor level above the proposed retail unit shall be omitted. Revised drawings indicating this amendment shall be submitted for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of residential and visual amenity.

4. Car parking spaces shall be provided in accordance with the plans and particulars submitted to the planning authority on 15th day of July, 2014.

Reason: In the interest of public safety.

5. The maximum number of children that shall be accommodated at any one time shall not exceed 33 in the childcare facility.

Reason: In the interest of orderly development.

6. No windows shall be permitted facing out onto the crèche outdoor play area.

Reason: In the interest of orderly development.

7. The shop/retail use shall not operate between the hours of 2200 and 0730, on any day, save with a prior grant of planning permission.

Reason: In the interest of residential amenities of property in the vicinity.

8. No deliveries shall take place or be dispatched from the premises between the hours of 2000 and 0800, on any day, Monday to Saturdays, nor at any time on Sundays or public holidays.

Reason: To protect the residential amenities of the area.

9. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

10. Details of signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. No internally illuminated or neon signage shall be permitted.

Reason: In the interest of the visual amenities of the area.

11. No external security shutters shall be erected on the premises unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

12. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

13. A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the on-going operation of these facilities, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance

with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: _____ Date: 2nd, February 2015
Paddy Keogh