



Board Direction

Ref:06S.246545

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st September 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the pattern of development in the area and to the planning history of the file the board considered that if carried out in accordance with the conditions set out hereunder, the proposed development would not be injurious to traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board note the inspector's concerns about over spilling of hotel car parking onto the nearby business park but considered that this matter could be dealt with by attachment of condition including removal of the proposed entrance to the building at the rear of the hotel by condition.

Conditions

1. Plans Partic.
2. The development shall be amended as follows:
 - (a) The proposed entrance to the hotel form the eastern side shall not be provided. The door shown at this location shall be for emergency exit purposes only and shall be provided with panic bolts.
 - (b) An electronically controlled barrier to prevent unauthorised vehicular egress from the hotel premises to the Red Cow

Business Park immediately to the west shall be erected at the entrance from the hotel premises to the business park, and this entrance shall be used for emergency and delivery purposes only.

Details of the above shall be submitted for agreement with the PA prior to commencement.

Reason: In the interests of pedestrian safety and traffic convenience.

3. 3 of PA.
4. 5 of PA
5. UrbanWaterdrain
6. CMP1
7. 9 of PA
8. S48 Unspec

Board Member: _____ Date: 1st September 2016
Michael Leahy