



An  
Bord  
Pleanála

**Board Direction**  
**BD-000175-18**  
**ABP-300062-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 6<sup>th</sup> 2018.

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 nature, scale and location of the proposed development, the planning history of the site, the zoning of the site for 'Mixed-Use' in the Carrick-on-Shannon Local Area Plan 2010-2019, which also recognises the importance of Carrick-on-Shannon in serving as a centre for educational services for the surrounding region, and the pattern of development in the area, including surrounding uses, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character, setting or special interest of the protected structure on site, the Architectural Conservation Area and the neighbouring historic streetscape, would be acceptable in terms of traffic safety and convenience and would be in accordance with the provisions of the Carrick-on-Shannon Local Area Plan 2010-2019. 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 and completed in accordance with the plans and particulars lodged with the application, 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. All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

**Reason:** To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the Planning Authority, prior to the commencement of the development. This Plan shall provide details of intended construction practice for the development, including a schedule of work, hours of working, waste disposal and details for accommodating building materials and associated construction vehicles.

**Reason:** In the interest of public safety and residential amenity.

4. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation

from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

5. A Plan containing details for the management of waste/recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste/recyclable materials including waste oil and for the ongoing 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/recyclable materials in the interest of protecting the environment.

6. Prior to the operation of the facility, including the canteen, a grease trap, sized correctly, which complies with relevant standards/guidelines, shall be installed and maintained.

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

**Board Member**

**Date:** 10/04/2018

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Paul Hyde