



An  
Bord  
Pleanála

**Board Direction**  
**BD-001650-18**  
**ABP-302206-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/11/2018.

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 existing permitted use of the adjoining site as a service station, the pattern of development in the area, the location of the site on the Kilbeggan-Tullamore Road in close proximity to the motorway network, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would be acceptable on a temporary basis in terms of traffic safety and convenience, would not seriously injure the residential amenity of the area and would not be prejudicial to public health. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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. The conditions of the previous permission granted under appeal reference number, An Bord Pleanála Ref. PL25K.241516 shall apply except where modified by the conditions of this permission.

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

3. This retention permission shall be for a temporary period only, of 2 years from the date of this Order. The use of this site shall then cease and the hard surfacing and parking area shall be removed and the lands returned to grass on or before this date.

**Reason:** To allow for a review of the development having regard to the circumstances then pertaining including the opening of the M6 Athlone Service Area.

**Board Member**

**Date:** 16/11/2018

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Paul Hyde