



An
Bord
Pleanála

Board Direction
BD-003172-19
ABP-303716-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2019.

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 location of the proposed development, within the town centre of Athlone, the proposed use of the site for community services and the policies of the Athlone Town Development Plan 2014 to 2020, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to traffic hazard or seriously injure the amenities of the area or of property in the vicinity and would 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. (i) No staff or client car parking shall take place to the rear of the property.
- (ii) Within three months of this order, details of revised arrangements for the design of the land to the rear of 'Shalom House' shall be submitted to the planning authority for written agreement.

Reason: In the interest of traffic safety and residential amenity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any signs, symbols or advertisements to be erected on site shall be the subject of a separate application for permission to the planning authority.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

Board Member

Date: 29/05/2019

Michelle Fagan