



An
Bord
Pleanála

Board Direction
BD-006060-20
ABP-306356-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/07/2020.

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 and extent of the development proposed and the development for which retention permission is sought, the previous use of the site, its location in an urban area, the relevant provisions of the statutory development plan for the area, including the zoning objective for the site as set out in the Callan Local Area Plan 2019-2025, it is considered that, subject to compliance with the conditions set out below, the development proposed and the development for which retention permission is sought, would not seriously injure the residential amenities of the area, or depreciate the value of property in the vicinity, is acceptable in terms of pedestrian and traffic safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development and the development for which retention permission is sought, 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 13th day of September 2019 and 13th day of November 2019, 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 Family Resource Centre, creche and 'Men's Shed' shall not operate outside the period of 0800 to 22:00hrs Monday to Friday and 08:30 to 1200hrs Saturday.

Reason: In the interest of residential amenity.

3. Water supply and drainage arrangements, including the attenuation and 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.

4. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

5. A maximum of 25 on-site car parking spaces only shall be provided as indicated on Site Layout Drawing No. Drawing no. FI-1-08 dated 13/09/2019. The markings shown on this drawing shall be provided on site within six months from the date of this Order.

Reason: In the interest of encouraging the use of sustainable modes of transport.

6. 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 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 and, in particular recyclable materials, in the interest of protecting the environment.

Board Member

Date: 09/07/2020

Chris McGarry