



An
Bord
Pleanála

Board Direction
BD-007225-20
ABP-306974-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2020.

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:

- a) The policy objectives of the Leitrim County Development Plan 2015-2021.
- b) The location of the proposed development within an existing leisure harbour with a long history of use, including commercial uses.
- c) The relatively limited scale of the works

the Board considered that the proposed development, subject to the conditions set out below, would be appropriate in scale and nature, would not seriously impact on habitats or local amenities, would not cause traffic congestion or obstruction, would not be prejudicial to public health, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Stage I AA paragraph

Stage II AA paragraph

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. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –

- a) Notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development,
- b) Employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and
- c) Provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

3. Construction, demolition, and dredging waste 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 commencement of development. This plan shall be prepared in accordance with the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and demolition Projects', published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of dredging materials, storage of this material, and the methods and locations to be employed for the recovery and disposal of this material in accordance with the provisions of the Waste Management Plan for the Region.

Reason: In the interest of sustainable waste management.

Board Member

Date: 21/12/2020

Paul Hyde