



An
Bord
Pleanála

Board Direction

BD-006946-20

ABP-307820-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2020.

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

The proposed development, which will provide accommodation for a range of community facilities in replacement for existing outdated accommodation, is considered to be of value in meeting social, educational and other needs of the Ashbourne/Donaghmore parish community, will improve the vitality of this town centre site, and is in accordance with zoning and other objectives of the current Development Plan for the area and is, therefore, in accordance with the proper planning and development of the area.

Conditions

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| 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. |
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	PA c.2
3.	<p>Prior to the commencement of development, details of materials and finishes shall be submitted for the prior written agreement of the planning authority.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>In any redeveloped parking areas, facilities for recharging of electric vehicles shall be provided in at least 10% of spaces.</p> <p>Reason: To facilitate more sustainable transport.</p>
5.	<p>Prior to the commencement of development, details showing proposals for the provision of at least 25 cycle parking spaces shall be submitted for the prior written agreement of the planning authority.</p> <p>Reason: To facilitate more sustainable transport.</p>

6.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
7.	Standard Irish Water
8.	Construction Hours
9.	CMP1

Board Member

Date: 16/11/2020

Terry Prendergast