



An
Bord
Pleanála

Board Direction
BD-007144-20
ABP-307880-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10.12.2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the site in the Longford County Development Plan 2015-2021, to the location of the site in a central location in Ballymahon, the design and layout of the proposed development, the proposed pedestrian and cycling link to Marian Terrace/Marian Villas and the pattern of development in the vicinity, it is considered that the proposed development, subject to the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic, cycling and pedestrian safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the site would be served by a road network which is substandard by reason of the non-provision of a public footpath and cycleway along the Ballymulvey Road. It was of the view that, the proposal to provide a pedestrian and cycling link to Marian Terrace/ Marian Villas would provide appropriate and safe pedestrian and cycling linkage for future residents. As such, the proposed development would not contravene materially Condition No. 2 attached to the development permitted under ABP Ref. PL14.212595. As the proposed development

provides for a safe, convenient and public footpath and cycleway permeability linking the subject site and Main Street in Ballymahon via Marian Terrace/ Marian Villas, it is considered that the proposed development would not endanger public safety by reason of traffic hazard but would be acceptable in terms of pedestrian, cycling and vehicular movement.

Conditions

1. Planpartic- to include the plans and parriculars submitted to An Bord Pleanála on 9th September, 2020.
2. The development shall be carried out in accordance with the site layout plan submitted to An Bord Pleanála on 9th September, 2020.
3. PA c3
4. PA c 8
5. UrbanPhasing 2Urban Finishes.
6. Internroad – and shall comply with DMURS
7. PA c 9.a, b and g
8. Lighting
9. Cables
10. UrbanWaterDrain
11. Irish Water
12. PA c5 a, b, c and d.
13. Naming
14. CMP1
15. CDW
16. A minimum of 10% of all communal car parking spaces shall be provided with functioning electric vehicle (EV) charging points. Ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, to facilitate the installation of electric vehicle charging points/stations at a later date. Such proposals shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development, and the agreed provisions shall be carried out and completed prior to the making available by the developer for occupation of any of the residential units in the proposed development.

Reason: In the interest of sustainable transport.

17. Construction Hours

18. Part V

19. Security

20. S48 unspecified.

Board Member

Date: 10/12/2020

Terry Prendergast