



An
Bord
Pleanála

Board Direction
BD-007441-21
ABP-308245-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2021.

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 design, nature and scale of the proposed development and the pattern and character of development in the vicinity; and to the policies of the Roscommon County Development Plan 2014 – 2020 and the Lough Key Local Area Plan 2015-2021, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant adverse effect on built heritage or detract from the character of the area, would not seriously injure the amenities of adjacent residential property, would not be prejudicial to public and environmental health and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, 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. The proposed guest accommodation suites at first floor level shall be for short term letting use only and shall be operated in conjunction with the proposed coffee dock, and shall not be operated as a separate business.

3. Water supply and drainage requirements, including surface water collection and disposal, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

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. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Detailed measures in relation to the protection of bats shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. These measures shall be implemented as part of the development. Any envisaged destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

Reason: In the interest of wildlife protection.

7. The proposed southern and western site boundaries shall consist of natural local stone and tree planting, the exact height and details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. The treatment of the interface with the edge of the public road, and any other implications for public utilities along the public road, shall be in accordance with the requirements of the planning authority.

Reason: In the interest of traffic safety.

9. Details of the proposed signage on the shopfronts (including colouring, materials and lettering etc.) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

10. 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 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.

[Please include, in the letters notifying the parties of the decision, a reminder of the provisions of Section 34 (13) of the Act.]

Board Member

Date: 28/01/2021

Stephen Bohan