



An
Bord
Pleanála

Board Direction
BD-008054-21
ABP-309229-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2021.

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 B1 zoning objective which applies to the site under the Meath County Development Plan 2013-2019, under which betting office uses are permitted, together with the site's accessible location and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not result in an overconcentration of the proposed use in the area, would not be prejudicial to traffic safety and would 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, as amended by additional information submitted on 19th November 2020, 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. A flood risk management and evacuation plan shall be prepared in accordance with the recommendations of the site-specific flood risk assessment submitted as part of the application, and shall be submitted to and agreed in writing with the Planning Authority, prior to the commencement of development

Reason: In the interest of public safety.

3. Details of proposed shopfront including associated signage shall be submitted to and agreed in writing with the Planning Authority, prior to the commencement of development

Reason: In the interest of visual amenity.

4. 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 and public holidays.

Deviation from these times will 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.

5. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and the visual amenities of the area.

6. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

Reason: In the interest of public health.

Board Member



Michelle Fagan

Date: 30/04/2021

