

An
Bord
Pleanála

Board Direction
BD-010389-22
ABP-312057-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/03/2022.

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 Cavan County Development Plan 2014 – 2020, the Cavan Town and Environs Development Plan 2014 – 2020, and the planning history of the site, the Board considered that, subject to conditions, the proposed development would be acceptable in principle under the zoning objectives for the site, would not seriously injure the amenities of the area and would not cause traffic hazard. The proposal 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 development shall be amended as follows:

(a) Three car parking spaces shall be provided in the underground car park to serve those whose mobility is impaired.

(b) Ten cycle stands shall be provided in the underground car park.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of universal accessibility and in order to promote sustainable modes of transport.

3. Prior to the commencement of the proposed use, a Mobility Management Plan shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling by staff employed in the proposed use and to reduce and regulate the extent of staff parking. Details to be agreed with the planning authority shall include the provision of bicycle parking and shower and changing facilities associated with the policies set out in the plan.

Reason: In the interest of encouraging the use of sustainable modes of transport.

4. Prior to the commencement of the proposed use, a scheme shall be submitted to and agreed in writing with the Planning Authority. This scheme shall comprise a methodology for a noise survey of the first floor of the East Building, the noise survey itself, and any noise mitigation measures that may be needed. It shall also include a timetable for the implementation of any noise mitigation measures.

Reason: To ensure that the use is compatible with the ground floor service workshops in the East Building on the site.

5. The site access, egress, and circulation system shown in the site layout plan (drawing no. PL20-027-001) shall be adhered to at all times, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of good traffic management and road safety.

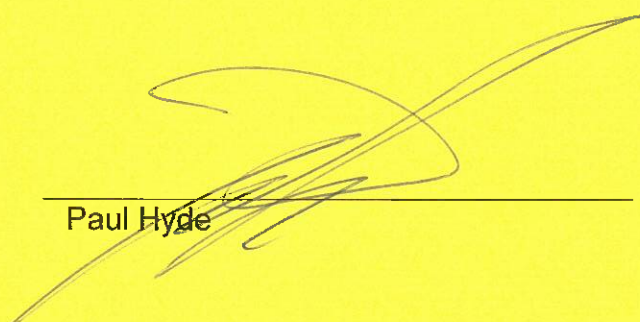
6. The office use hereby permitted is for an office use as defined by Class 3 of Part 4 of Schedule 2 to Article 10 of the Planning and Development Regulations, 2001, as amended.

Reason: In the interest of clarity.

7. Prior to the installation of any external signage for the proposed use, a scheme shall be submitted to and agreed in writing with the Planning Authority providing details of the siting, design, and dimensions of such signage. Thereafter, only the signage shown in the agreed scheme shall be installed.

Reason: In order to afford the Planning Authority the opportunity to control signage, in the interest of visual amenity.

Board Member



Paul Hyde

Date: 30/03/2022

