

An  
Bord  
Pleanála

**Board Direction**  
**BD-014644-23**  
**ABP-313637-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2023.

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:

- Objective 6 and Objective 11 of the National Planning Framework -Ireland 2040
- The Westmeath County Development Plan 2021-2027
- The Westmeath County Retail Strategy 2019-2026
- Athlone Town Development Plan 2014-2020
- Athlone Joint Retail Strategy 2019-2026
- The planning history of the site
- The Mixed Use zoning objective governing the site
- The applicants' wider use of the site as a national distribution and logistics centre

and the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be

acceptable in terms of zoning, layout, and design, and would not seriously injure the amenities of the area and is ancillary to the primary use on the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 10. Conditions

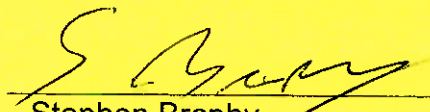
1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11<sup>th</sup> of March 2022 except as otherwise be required in order to comply with the following conditions. 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.</p> <p><b>Reason:</b> In the interest of clarity</p>
2.	<p>The full extent of this permission relates only to the floor area indicated in yellow on the site layout drawing Number 2019-122-02.</p> <p><b>Reason:</b> in the interest of clarity.</p>
3.	<p>Details of all signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of the visual amenity of the area.</p>
4.	<p>Public lighting shall be provided in accordance with a scheme, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interests of amenity and public safety</p>
5.	<p>A minimum of 10% of all car parking spaces shall be provided with functioning electric vehicle (EV) charging stations/points and ducting shall be provided for all remaining car parking spaces to facilitate the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of EV ducting and charging stations/points have</p>

	<p>not been submitted with the application, in accordance with the above requirements, 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 operational phase of the development.</p> <p><b>Reason:</b> In the interest of sustainable transport.</p>
6.	<p>The developer shall identify a suitable area within the development for the provision of bring banks. This bring bank area should be in accordance with the following:</p> <p>(a) There shall be a concrete plinth for twelve recycling receptacles.</p> <p>(b) There shall be a setdown parking area, fencing and any other suitable hard and soft landscaping required and associated signage.</p> <p>(c) The area shall be sited away from residential areas.</p> <p>(d) Consideration shall be given to turning requirements of HGVs used to service such banks and the potential noise generated by the banks from their usage.</p> <p>(e) Before any development takes place, a design drawing for the Bring Bank area shall be submitted to the planning authority for written approval.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
7.	<p>The pedestrian walkway as indicated on site layout drawing No. 2019-122-02 shall be provided within six months of this decision.</p> <p><b>Reason:</b> In the interests of connectivity with the residential developments and the proper planning and development of the area.</p>
8.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the</p>

planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

  
Stephen Brophy

Date: 22/11/2023