



An  
Bord  
Pleanála

**Board Direction**  
**BD-015395-24**  
**ABP-314335-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2024.

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 relatively minor nature and scale of the alterations to the apartment and creche building which is located within the settlement boundary of Gort on zoned serviced lands, it is considered that, subject to compliance with the conditions set out below, the alterations to the building which is connected to the public foul and surface water sewer network and having regard to the separation distance from the nearest European sites which are located on the opposite (western) site of the M18 Motorway, that no significant effects would arise upon the qualifying interests of these or any other European sites. Therefore, the Board was satisfied that the alterations to the elevation to be retained would be in accordance with the proper planning and sustainable development of the area.

### **Appropriate Assessment**

The subject site is located approximately 1.47 kilometres south-east of the Coole-Garryland Complex Special Area of Conservation (Site code: 000252) and 1.47 kilometres south-east of the Coole-Garryland Special Protection Area (Site code: 004107). Having regard to the scale and nature of the alterations to the

apartment/crèche building sought to be retained and to the location removed from any European Sites, the Board considered that no Appropriate Assessment issues arise. The proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### Conditions

1. The development to be retained, shall be carried out and completed in accordance with the plans and particulars lodged with the application, and by further plans and particulars received by An Bord Pleanála on the 10<sup>th</sup> day of August 2022 except as may otherwise be required in order to comply with the following condition. Where such a condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The planning conditions as set out under planning reference 18/741 shall be complied with in full.

**Reason:** In the interest of proper planning and sustainable development of the area.

**Board Member**



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Joe Boland

**Date:** 09/02/2024