

An
Bord
Pleanála

Board Direction
BD-014450-23
ABP-314886-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2023.

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

The Board had regard, inter alia, to the following:

- (a) the provisions of the Planning and Development Act, 2000, as amended;
- (b) the provisions of the Longford County Development Plan, 2021-2027,
- (c) the Environmental Impact Statement submitted with the application
- (d) the Natura Impact Statement submitted with the application
- (e) the report of the Board's Inspector, including in relation to potential significant impacts on the environment;
- (f) the nature and scale of the development the subject of this application.

The Board considered that the proposed extension, comprising additional overnight accommodation and facilities at an existing holiday village development, would be adequately provided with infrastructural services, would not adversely affect the integrity of the Lough Ree SAC or SPA in view of the sites' Conservation Objectives, would not seriously injure the character of the area

or the amenities of property in the vicinity, would not have unacceptable impacts on ecology, water quality or the landscape, would be acceptable in terms of traffic safety and congestion and, subject to the implementation of the conditions set out below, would be in accordance with the proper planning and sustainable development of the area.

1.0 Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be used as a holiday village. The proposed lodges shall be used for short-term tourist accommodation only, and shall not be used as a place of permanent residence.</p> <p>Reason: The occupation of the proposed lodges on a permanent basis is unsustainable having regard to their location.</p>
3.	<p>All of the proposed mitigation measures set out in the EIAR shall be complied with in full.</p> <p>Reason: In the interests of orderly development and environmental protection.</p>

4.	<p>The following shall be complied with:</p> <p>A riparian zone of at least 10m shall be maintained between lodges and the Rath River. No planting, other than native tree and plant species, shall be carried out within buffer zones.</p> <p>In-stream works on the Rath River tributary will be subject to the closed season: no work from 1st October to 30th April.</p> <p>Any works likely to give rise to high levels of suspended solids in close proximity to the Rath River tributary, will also be subject to the closed season.</p> <p>Measures shall be put in place, to ensure that forest drains do not become a vector for pollution during construction.</p> <p>The requirements of Inland Fisheries Ireland (IFI) shall be determined where necessary and the method of compliance shall be agreed in writing with the planning authority in respect of the following prior to the commencement of development:</p> <ul style="list-style-type: none"> • Details showing proposals to ensure that impacted forest drains will be blocked to contain runoff and allow for settlement or alternatively the construction of off-line ponds; • All settlement measures shall be sized according to calculations showing anticipated volumes, flow rates and chemical properties i.e. likely concentrations of silt. • No such measures shall not be implemented in the Herdman's hut or Rath River tributaries. If instream enhancement or silt removal works are to take place in these streams, such mitigation measures may be allowable on a localised and temporary basis, with a method statement in place and with monitoring provided in accordance with the requirements of IFI • All details of stockpiling, dewatering excavations, settlement measures, concrete pours for foundations, watercourse crossings, and other
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	<p>activities, likely to impact on water quality in the Rath River and its tributaries, which shall be included in the CEMP;</p> <ul style="list-style-type: none"> • The final peat management plan and drainage of these areas; • The Emergency Response Plan for pollution; • Detailed designs for all watercourse crossings and method statements. Any watercourse crossings on the Rath River must be clear span (preferable) or box culverts embedded at 500mm. • Lighting of areas in the vicinity of the river, which shall be diffuse and angled away from the river. <p>Reason: To avoid impact on watercourses, water dependent habitats and associated species.</p>
5.	<p>Clooncallow Road (L5216), Newcastle Road (L1121) north of the site entrance, Abbeyshrule Road (L1116) north of the site and Ballymulvey Road (Ballymahon to Newcastle Bridge)(L5218) shall not be used by traffic accessing the site, at either construction or operational stages. The applicant shall include this stipulation as a condition of all contracts undertaken and provide directional information in respect of same.</p> <p>Reason: In the interest of road safety and residential amenity of adjoining properties.</p>
6.	<p>Prior to the commencement of development measures to encourage the use of public transport by visitors shall be submitted to and agreed in writing by the Planning Authority, which measures shall include as a minimum a shuttle bus service to be provided for visitors, initially offering a regular service on changeover days (Monday and Friday) to and from Edgeworthstown and Athlone train stations. The service shall be</p>

	<p>accompanied by a publicity and promotion plan and shall commence on or prior to the date of opening of the new residential accommodation.</p> <p>The measures shall be reviewed following a year of the operation of the development hereby permitted, in consultation with the planning authority, and such review shall include consideration of the provision of additional shuttle bus service links to high capacity public transport as well as to collection points between Dublin airport and Dublin city centre as outlined in the Holiday Village Travel Plan accompanying this application.</p> <p>Reason: In the interest of encouraging and facilitating more sustainable visitor transport, to reduce car dependency and to comply with the Climate Action Plan 2023.</p>
7.	<p>At least 10% of all car parking spaces (ie serving both staff and visitors) shall be provided with functioning electric vehicle charging stations / points. Ducting shall be provided for the future provision of same throughout the remainder of the new parking spaces.</p> <p>Reason: In the interest of encouraging and facilitating the use of electric cars and to comply with the Climate Action Plan 2023.</p>
8.	<p>No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the buildings or within the curtilage of the site in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.</p> <p>Reason: In the interest of visual amenity.</p>

9.	<p>Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
10.	<p>Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.</p> <p>Reason: In the interest of sustainable waste management.</p>
11.	<p>A Road safety audit (RSA) stages 1 & 2 shall be carried out prior to commencement of development and the actions arising from the RSA shall be agreed with the planning authority and implemented by the applicants at their expense. A stage 3 RSA shall be carried out on completion of the project.</p>

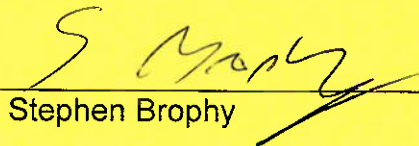
	<p>Reason: In the interest of traffic safety.</p>
12.	<p>Prior to commencement of development, a construction traffic management plan, which shall include construction routes within the site, shall be submitted for the written agreement of the planning authority.</p> <p>Reason: In the interest of traffic safety.</p>
13.	<p>Prior to commencement of development</p> <ul style="list-style-type: none"> • Pre works survey to be carried out (agreed with the Municipal Area Engineer) of existing road network (including any bridges or culverts) likely to experience significant HGV traffic from the development. • Post works survey of all affected roads. • Any damage caused to the public road network to be rectified to Municipal Area Engineer's satisfaction and the cost shall be borne by Centre Parcs.
14.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall include a Construction Stage Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>

15.	<p>Prior to commencement of development, the developer shall enter into a water connection agreement with Irish Water.</p> <p>Reason: In the interest of public health.</p>
16.	<p>The applicant is required to engage the services of a suitably qualified archaeologist to carry out an Archaeological Assessment of the development site, in relation to archaeological features and deposits previously identified during the geophysical survey. No sub-surface work should be undertaken until the Archaeological Assessment has been completed and commented on by the Department of Housing Local Government and Heritage.</p> <p>The archaeologist should carry out any relevant documentary research and inspect the development site. This assessment shall also define a buffer area or areas contiguous with the archaeology identified during the geophysical survey. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.</p> <p>A programme of test excavation shall be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the National Monuments Service (NMS) section of the Department.</p> <p>Having completed the work, the archaeologist should submit a written report stating their recommendations to the NMS section of the Department of Housing Local Government and Heritage. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.</p> <p>Reason: To ensure the continued preservation, wither in situ or by record of places, caves, sites, features or other objects of archaeological interest.</p>

17. 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 the commencement of development or in such phased payments as the 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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: 03/11/2023

