



An
Bord
Pleanála

Board Direction
BD-016981-24
ABP-318190-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2024.

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 grounds of appeal, the reason for refusal, the designation of Athlone as a regional growth centre, the established residential zoning objective, the accessible location of the development site 600m from the town centre accessible to public transport (A1 bus route) and social infrastructure, the policy framework provided by the Westmeath County Development Plan 2021-2027 and the Athlone Town Development Plan 2014-2020 and, the guidance provided by the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (January 2024), it is considered, subject to compliance with the attached conditions, that the proposed development would provide a reasonable level of residential amenity on site, would not have an adverse impact on existing residential amenities and would be consistent with the proper planning and sustainable development of the area.

As per Inspectors report

Conditions

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 received by An Bord Pleanála on the 9th day of October, 2023, 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>Prior to the commencement of development the developer is requested to submit for the written agreement of the Planning Authority revised drawings providing for the following modifications:</p> <p>(i) The first-floor window openings in the north gable elevation of Unit 3 shall be omitted and the voids shall be replaced with a</p>

	<p>render finish to match the overall material finish of the gable elevation of the subject dwelling.</p> <p>Reason: In the interest of residential amenity.</p>
3.	<p>The developer shall enter into water and wastewater connection agreements with Irish Water.</p> <p>Reason: In the interest of public health.</p>
4.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: In the interest of public health.</p>
5.	<p>Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 800 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity</p>
7.	<p>The developer shall adhere to the recommendations of the Road Engineering Section of the Planning Authority. The developer shall also make the following modification to the car parking layout shown on Site Layout Drawing, Ref 4116.30 – P-4 dated 5th October, 2023 – Car Movements and Car Paring Site Layout – submitted to an Bord Pleanála on the 9th October, 2023:</p> <p>(i) the maximum provision of one car parking space per residential unit.</p>

	Reason: In the interest of road safety and in the interest of sustainable transport mode shift.
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. 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.</p> <p>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.</p>

9. Details of Waste presentation Area and Bin storage to be agreed with Planning Authority prior to commencement of development.

Reason: In the interest of orderly development and public safety.

Board Member


Liam Bergin

Date: 16/07/2024