



An  
Bord  
Pleanála

**Board Direction**  
**BD-018158-24**  
**ABP-319969-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2024.

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 provisions of the Westmeath County Development Plan 2021-2027, including the Mixed Use zoning objective of the site and policy objective CPO 6.27,
- the location of the site on Main Street within the town,
- the nature and most recent use of the existing structure on site and
- the plans and details submitted with the application,

it is considered that, subject to conditions, the proposed development would be in accordance with the objectives for the site as set out in the Westmeath County Development plan and would be in accordance with the proper planning and sustainable development of the area.

## 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 the planning authority on the 3<sup>rd</sup> day of May 2024, 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><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Prior to the commencement of development, revised plans shall be submitted for the written agreement of the Planning Authority which shall provide for</p> <ul style="list-style-type: none"><li>a) The omission of bedroom no. 1 located on the ground floor and the amalgamation of this floor area with the restaurant.</li><li>b) A revision of the ground floor layout at the entrance to the proposed development, to provide additional circulation space in the vicinity of the stairs and to avoid obstruction and congestion immediately inside the entrance doors.</li></ul> <p><b>Reason:</b> In the interest of the amenities of the occupants of the development</p>
3.	<p>A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:-</p> <ul style="list-style-type: none"><li>(a) details of all proposed hard surface and/or permeable surface finishes;</li><li>(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;</li></ul>

	<p>(c) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.</p> <p>(d) timescale for implementation.</p> <p>The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
4.	<p>All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
5.	<p>All external shopfronts and signage shall be in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the provision of such shopfronts and signage. Where agreement cannot be reached between the applicant/developer and the local authority the matter shall be referred to An Bord Pleanála for determination. The signage shall be lit by external illumination only.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution of €13,062.72 (Thirteen Thousand and Sixty Two Euro and Seventy Two cent) 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 (Class 16: Shortfall in provision of car-parking), 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 planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>



	Development Contribution Scheme made under section 48 of the Act be applied to the permission.
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**Board Member**



Liam Bergin

**Date:** 12/11/2024