



An
Bord
Pleanála

Board Direction
BD-018556-24
ABP-320117-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2024.

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

The proposed development is 'open for consideration' having regard to the 'Town Centre' zoning objective of the Letterkenny Plan and Transport Plan 2023-2029. It is considered that the proposed development is appropriate given the nature of the use proposed and the location of the site within the town centre. The proposed design and appearance of the buildings is considered to be appropriate. It is not considered that the proposed development will have a negative impact on the amenity of the surrounding area, nor will it result in a significant impact on the capacity of the surrounding road network. The proposed development is therefore in accordance with the proper planning and sustainable development of the area.

Conditions

1. 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 agree particulars.

Reason: In the interest of clarity.

2. Water supply, waste-water disposal and surface water drainage arrangements shall comply with the requirements of the Irish Water and the planning authority for such works and services. Surface water from the site shall not be permitted to drain onto the adjoining public road.

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

3. (a) All external lights shall be hooded and aligned so as to prevent direct spillage of light onto public road.
(b) No L.E.D, neon or similar lights shall be erected on the subject premises, structure or site.
(c) No digital displays or similar illuminated streaming media shall be erected or displayed on the subject premises, structure or site.
(d) No signs, symbols or other means of advertisement shall be erected or posted on site without prior written agreement of the Planning Authority and in any event signage shall not be in the form of plastic, internally illuminated, box facia signs or similar.
(e) Signage shall be in the traditional format consisting of handwritten text on timber facia board (or similar) with lighting by external means only or as otherwise agreed with the Planning Authority.

Reason: To cater for orderly development and in the interests of public safety.

4. (a) The applicant shall employ a qualified archaeologist to monitor all groundworks associated with the development.
(b) Should archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or

excavation) and should facilitate the archaeologist in recording any material found.

c) The Planning Authority and the Department shall be furnished with a report describing the results of the monitoring.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

Board Member



Date: 23/12/2024

Peter Mullan