



Planning and Development Acts 2000 to 2018

Planning Authority: Westmeath County Council

Planning Register Reference Number: 18/7218

Appeal by Michael McDonnell care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 21st day of January, 2019 by Westmeath County Council to grant subject to conditions a permission to Saint Hilda's Services care of Malachi Cullen Consulting Engineers Limited of Old Bridge House, Strand Street, Athlone, County Westmeath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from residential unit to a 'Day Care Service Unit and Drop In Centre' (circa 89.4 square metres) together with minor internal changes to building. Demolition of rear shed, construction of external ramps, external patio, fence and boiler house to rear and all associated site works, all at 'Shalom', Saint Mary's Place, Athlone, County Westmeath.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the location of the proposed development within the town centre of Athlone, the proposed use of the site for community services and the policies of the planning authority, as set out in the Athlone Town Development Plan 2014 to 2020, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to traffic hazard, would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the area or of property in the vicinity and would be 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 agreed particulars.

Reason: In the interest of clarity.

2.
 - (1) No staff or client car parking shall take place to the rear of the property.
 - (2) Within three months from the date of this order, details of revised arrangements for the design of the land to the rear of 'Shalom' shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interests of traffic safety and residential amenity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any signs, symbols or advertisements to be erected on site shall be the subject of a separate application for permission to the planning authority.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area.

Michelle Fagan

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.