



Planning and Development Acts 2000 to 2020

Planning Authority: Longford County Council

Planning Register Reference Number: 20/97

Appeal by Michael and Mary Connaughton care of Tracy Connaughton of 10 Knock, Lanesboro, County Longford against the decision made on the 8th day of July, 2020 by Longford County Council to grant subject to conditions a permission to Mac-Cas Limited care of JA Gorman Consulting Engineers Limited of Unit 1, Block B, Forest Park, Mullingar, County Westmeath in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of use from retail use to retail with ancillary use as an off-licence at Knock, Lanesboro, County Longford.

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 land use zoning designation for the site, the established fuel filling station use on the site and the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, 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. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, as amended, or any statutory provision amending or replacing them, shall be displayed or erected on the canopy, on the forecourt building or anywhere within the curtilage of the site or adjoining lands under the control of the applicant, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

Dave Walsh

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

Dated this day of 2020