

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: LB/201186

Appeal by Paul Tully of Cullen, Beauparc, Navan, County Meath against the decision made on the 7th day of January, 2021 by Meath County Council to grant subject to conditions a permission to Slieve League Hotel Limited care of Ludlow Architects of Teach na Rí, Kingsgate, Duleek, County Meath in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of use of part of the ground floor to betting office including all associated site works at Main Street, Duleek, County Meath. The proposed development was revised by further public notices received by the planning authority on the 4th day of December, 2020.

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 'B1' zoning objective which applies to the site under the Meath County Development Plan 2013-2019, under which zoning betting office uses are permitted, together with the site's accessible location and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in an overconcentration of the proposed use in the area, would not endanger traffic safety and would, otherwise, 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, as amended by additional information submitted to the planning authority on the 19th day of November 2020, 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. A flood risk management and evacuation plan shall be prepared in accordance with the recommendations of the site-specific flood risk assessment submitted as part of the application. Details in this regard shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interest of public safety.

3. Details of the proposed shopfront, including associated signage, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and the visual amenities of the area.

6. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to commencement of development.

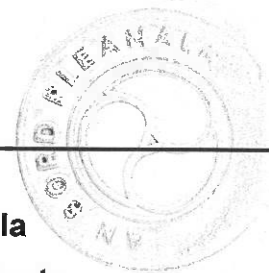
Reason: In the interest of public health.

7. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.


Michelle Fagan

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



Dated this 5th day of May 2021.