

An
Bord
Pleanála

Board Order

ABP-316862-23

Planning and Development Acts 2000 to 2022

Planning Authority: Longford County Council

Planning Register Reference Number: 23/31

Appeal by Longford Dental Centre care of Cunningham Design and Planning Limited of Block C, N4 Axis Centre, County Longford against the decision made on the 4th day of April, 2023 by Longford County Council to refuse permission.

Proposed Development: Retention and completion of existing entrance with driveway together with staff parking area to service existing dental practice to include onsite surface water drainage disposal system and all ancillary works at Glack, Ardnacassa and Knockahaw, Longford, County Longford.

Decision

GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the Longford County Development Plan 2021-2027, the zoning of the site, and the current use, it is considered that the proposed retention and completion of the entrance and driveway, together with staff parking, would facilitate the permitted use as a dental practice and that, subject to compliance with the conditions set out below, the development proposed to be retained would not unduly impact on traffic movement or road safety or have a significant negative impact on the residential amenities of the area, and would be acceptable in terms of the zoning as set out in the current development plan for the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

3. Details of lighting shall be submitted to, and agreed in writing with, the planning authority prior to completion of the development.

Reason: In the interest of public safety and residential amenity.

4. The entrance from Ardnacassa Road and parking area at the rear of the site shall be for staff use only.

Reason: In the interest of clarity and orderly development.

5. Prior to completion of the development, the developer shall submit for the written agreement of the planning authority details of measures to protect the surface water sewer crossing the site.

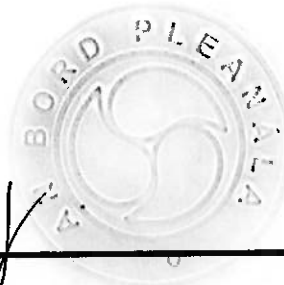
Reason: In the interest of clarity and orderly development.


6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

7. The developer shall pay to the planning authority a financial contribution 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 made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to completion of the 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.




Mary Cregg

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

Dated this 15th day of March 2024.