



An
Bord
Pleanála

Inspector's Report ABP-302538-18

Development	Conversion of function room into 3no. guest rooms and construction of new function room (including toilets, functions bar, store and roof terrace)
Location	Wineport Lodge, Portaneena, Glasson, Co Westmeath
Planning Authority	Westmeath County Council
Planning Authority Reg. Ref.	187060
Applicant(s)	Ray Byrne & Jane English
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Tommy & Catherine Fallon
Observer(s)	None
Date of Site Inspection	7 th of December 2018
Inspector	Angela Brereton

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1.0 Site Location and Description

- 1.1. The application site is situated on the shores of Lough Ree in the townland of Portneena, to the southwest of the village of Glasson and to the north east of Athlone. It is accessed via a county road and is to the west of the N55. Wineport Lodge is sited on a long narrow site and appears as a wooden chalet type building of varying styles. The existing part two storey and part single storey commercial premises has been extended and comprises guest accommodation and restaurant business operating at this location.
- 1.2. The site is lower than the county road and is screened by a hedgerow along the roadside boundary. The western elevation includes a terrace which faces the lake. There are two entrances from the county road. The main access is located at the southern end of the site. The other access is at the northern end of the site and was padlocked and not in use on the day of the site visit. Sightlines at the main access appear to be partially restricted by the roadside hedgerow. It is noted that the carparking area is on a lower level within the site and the entrance is at the top of an incline so visibility is more limited particularly when exiting the site.
- 1.3. There is a circle painted in the northern section of the site near the northern locked entrance gate. I did not note any sight of helicopter activity on the day of the site visit or see any signs for such. There is also parking on this end of the site.

2.0 Proposed Development

- 2.1. This is to consist of the following renovations and extensions to Wineport Lodge:
 - To convert existing function room into 3no. guest rooms and to construct new function room (including toilets, functions bar, store and roof terrace) as an extension to the existing first floor of the building plus associated new structure, stair and service lift to ground floor and associated alterations to existing building.

- The works are also to include a small extension to the existing kitchen including new roof and glazing to same, together with associated internal modifications to existing building and its external areas/underground services.

The application form states that the area of the site is 1.37ha. The g.f.a of the existing building is 3,120sq.m and of the proposed works is 335sq.m.

An Architectural Design Statement prepared by Brendan McGettigan & Associates Ltd has been submitted with this application. Drawings showing the existing and proposed have been submitted.

3.0 Planning Authority Decision

3.1. Decision

On the 23rd of August 2018, Westmeath County Council granted permission for the proposed development subject to 7no. conditions. These include regard to the following:

- Condition no.2 - No further development whether exempt or otherwise shall be permitted without a grant of permission.
- Condition no.3 – External finishes.
- Condition no.4 – Removal of the circle in the car park and the application site shall not be used for the landing of aircraft/helicopters.
- Condition no.5 – Mitigation measures outlined in the AA Screening Report shall be implemented.
- Condition no.6 – Development Contributions
- Condition no.7 – Surface water management.

3.2. Planning Authority Reports

Planner's Report

The Planner had regard to the locational context of the site, planning history and policy and to the submissions made. Their Report included regard to the following:

- The site is located in Landscape Character Area 6 Lough Ree/Shannon Corridor and regard is had to High Amenity Policies and to Lake Management Policies and Objectives.
- They have no objection in principle to the conversion of the existing function room to guest accommodation.
- Having regard to the existing structure and form on site they consider the subject extension would not result in negative visual impact upon Lough Ree or surrounding area and is considered to integrate with the existing structure.
- It appears that the existing helipad/land area on site does not have planning permission.
- They do not consider that the proposed works require a Flood Risk Assessment.

Further Information request

- Having regard to the location of the site proximate to the designated sites the applicants were requested to submit an AA Screening Report to assess the likely impacts of the proposed development.
- The applicants were requested to clarify and supply a planning history synopsis re: the helipad/land area on site and apply for Retention Permission if necessary.
- Comments on the third party submissions.

Further Information response

Brendan McGettigan & Associates Ltd Architect & Design Consultants response on behalf of the Applicants includes the following:

- An AA Screening Report has been submitted. This deals comprehensively with all the environmental impacts and concludes that there will be no negative impacts on the environs and its habitats arising from this modest development.
- This area is not nor was it intended to be a helipad, this is a Circle to define traffic circulation route serving the car parking in this part of the site. There is

no helipad existing or proposed. The Council can further confirm this by way of a planning condition.

- They provide a response to each of the points raised in the third party submission.

Planner's Report

The Planner has regard to the F.I response and concluded that the proposed development relates to significant alteration works to the existing structure (180sq.m). The applicant proposes a 155m extension comprising a first floor extension which continues the height, material and architectural style of the existing structure. They note that the AA Screening Report concludes there will be no negative impacts on the environs and its habitats as a result of the proposed works. They consider that the requirement to define a circle is not warranted having regard to the traffic numbers on site. They advise that the applicant be conditioned to remove this circle and to ensure no intermittent and unauthorised use of same for the landing of any aircraft.

3.3. Other Technical Reports

Environmental Health Officer

They have no objections subject to conditions.

Water Services Section

They have no objection to the proposed development subject to recommended conditions.

Chief Fire Officer

The proposed development will require a Fire Safety Certificate under the Building Control Act 1990.

3.4. Prescribed Bodies

Department of Culture, Heritage and the Gaeltacht

They have regard to Nature Conservation and note the proximity of the site to the Natura 2000 sites. They recommended that the applicant be requested to provide an

AA screening to address concerns in relation to the impacts likely to arise from the proposed activities.

Inland Fisheries Ireland

They are concerned that all necessary steps are taken to protect Killinure Lough and the greater Lough Ree area from any inputs of deleterious or polluting matter chiefly silt or oil/petrol/diesel run-off. They seek adherence to the IFI *Guidelines for the Protection of Fisheries during Construction Works on or Adjacent to Waters*. They provide that silt screening should be installed at the end of the site closest to the Lough if works in that area are anticipated to generate silt run-off.

3.5. Third Party Observations

A Submission has been received from the subsequent Third Party Appellants. This includes regard to the following:

- The proposed scale of the development cannot be considered as 'low impact'.
- Over proliferation of development on site will cause loss of amenity and increased traffic in this rural area on the shores of Killinure Lough.
- Concern about impact of the development on the designated Natura sites.
- The proposal will result in increased traffic hazard.
- The entrance to the development is located on a bad bend.
- Concern about the existing helicopter landing area.
- Disturbance to wildlife in the area.

4.0 Planning History

The Planner's Report provides details of the extensive Planning History of the site. This includes the following as the most recent:

- Reg.Ref.09/1043 – Permission granted subject to conditions to Ray Byrne and Jane English for the construction of a two storey cookery school building

with a g.f.a of c.930sq.m to accommodate a kitchen training area, dining/function room, student lounge, 10no. guest bedrooms, meeting room and ancillary facilities. This also included ancillary works and the development of additional car parking to provide a total of 110no. spaces.

- Reg.Ref.08/1056 – Permission granted subject to conditions to Dorothy English for retention of 3no. permanent jetties, slipway and associated works to be used to service the existing Sailing Centre and an entrance to be used for servicing of the waste water treatment plant at Wineport Lodge.

5.0 Policy Context

5.1. Westmeath County Development Plan 2014-2020

Chapter 3 concerns Economic Development and Sections 3.10 – 3.20 relate to sustainable tourism and provide general tourism policies and objectives.

Section 3.17.1 refers to Tourist Accommodation.

Policy P-TI1 seeks: *To facilitate the development of high-quality tourist accommodation such as hotels, hostels, B&B's / guesthouses, etc. at suitable locations, in both urban and rural settings throughout the county, subject to ensuring a high standard of design, landscape protection, the provision of adequate infrastructure and compliance with normal planning considerations.*

Chapter 5 concerns the Natural and Built Heritage

Section 5.16 refers to Inland Waterways, Rivers, Lakes & Canals Policies & Objectives. Policy P-RLC5 seeks: *To ensure that the county's watercourses are retained for their biodiversity and flood protection values and to conserve and enhance where possible, the wildlife habitats of the county's rivers and riparian zones, lakes, canals and streams which occur outside of designated areas to provide a network of habitats and biodiversity corridors throughout the county.*

Policies P-RLC12 – P-RLC14 seek to protect and maintain waterway corridors including lakes and their immediate area including skyline from inappropriate development.

Chapter 6 relates to Landscape Character and Lake Management.

Section 6.12 relates to Character Area 6 – Lough Ree/Shannon Corridor. This includes: *The area has significant conservation status, as SPA, SAC and NHA are all present therein. The Shannon and Lough Ree are important in terms of their recreational and amenity value, as well as their natural heritage importance, thus the quality of these assets must be protected. As development pressure increases around the lakeshore and floodplain, the risk of landscape deterioration also increases.*

Section 6.21 provides Landscape Management Policies and includes:

Policy -LLM1 seeks: *To require that development is sensitively designed, so as to minimise its visual impact on the landscape, nature conservation, archaeology and groundwater quality.*

Policy P-LLM3 seeks: *To implement the objectives and measures of both the Shannon River Basin Management Plan and the Eastern River Basin Management Plans and associated Programme of Measures. To assist the process of achieving good water status for the river catchments in accordance with the Water Framework Directive, in order to ensure that future development in areas close to the rivers and watercourses adheres to the requirements of these plans.*

Section 6.22 lists Areas of High Amenity and includes Lough Ree Area.

Section 6.23 provides High Amenity Policies.

Policy P-HAA1 seeks: *To conserve the natural resources of each area of High Amenity, in terms of landscape character, scenic quality, habitat value and water quality.*

Policy P-HAA5 seeks: *To prohibit development where it would be injurious to or detract from the natural amenity of a High Amenity Area.*

Policy P-HAA6 seeks: *To strictly control development adjoining or on the approach to the lakeshores. Any development which would detract from the natural amenity will be prohibited.*

Policy P-HAA9 seeks: *To cooperate with the adjoining Local Authorities in relation to Lough Ree and Lough Sheelin Areas of High Amenity, in the protection and development of these areas and in the preparation of Habitat Management Plans.*

Section 6.27 provides Lake Management Policies and Objectives and includes:

Policy P-LM1 which seeks: *To protect the county's lakes and their shorelines, islands, amenity and biodiversity from inappropriate development.*

Section 6.28 notes specific landscape character areas within the surrounds of Lough Ree. This also includes reference to The Inner Lake Area (Killinure Lough) and notes established recreational facilities in the area.

Section 6.29 - Lough Ree Policies and Objectives. These include the following:

Policy P-LR1 – *To maintain and preserve the aesthetic value of the main lake (Lough Ree) and its shoreline from the impacts of dispersed, highly visible development, whilst discouraging speculative development and protecting water quality.*

Policy P-LR2 – *To consolidate and improve the existing recreational and sustainable tourism service role of the inner lakes in the Killinure Lough area, consistent with Habitat Management Plans for the area.*

Objective O-LR4 – *To maintain and protect views over Killinure Lake and Lough Ree and beyond.*

O-LR11 - *To examine the feasibility for a recreational link along the Lakeshore to Glasson Village to the Wineport, in consultation with the National Parks and Wildlife Service and Habitat Management Plan objectives.*

It is noted that Appendix 7 refers to Protected Views and Prospects and this includes:

Ref.1 – *View of Lough Ree from Local Road L-1459 at Wineport.*

5.2. Natural Heritage Designations

The site is adjacent to the Lough Ree SAC (Site Code: 000440) and SPA (Site Code: 004064).

6.0 The Appeal

6.1. Grounds of Appeal

A Third Party Appeal has been submitted by local residents Tommy & Catherine Fallon and their concerns include the following:

- This is not a 'low impact' building and will have an impact from both the road side and the Killinure Lough side with a roof terrace and a new glazed roof to detract from the natural surrounding lake environment.
- They note the considerable planning history, including three retentions of permission relative to permissions granted on this site.
- This development has now become a sprawling and extensive structure on the shores of Killinure Lough and is located within the Lough Ree SAC and SPA and also comes under the protection of Natura 2000.
- Further development on this site will have a negative impact on the protected area and on aquatic and wildlife in the Lough.
- There is an issue of flooding in this area
- They are concerned about the impact and years of operation of the unauthorised helipad in the area.
- Issues regarding road safety/traffic hazard raised in their submission to the application have not been addressed in the Council's response. They query the issue of the dangerous second entrance and its validity.

6.2. Applicant Response

Simon Clear & Associates Planning and Development Consultants have submitted a response to the grounds of appeal on behalf of the applicants. This includes the following:

- They submit that all the relevant issues were considered and addressed in the response to the request for further information in the planning authority's decision. They note that they accept the Council's conditions.
- They note that the tourism facility at Wineport Lodge Hotel and Restaurant has existed and developed over the last 30 years and have regard to the importance of tourism in the area.
- The context for the proposed development is as part of a well established and complex tourism economy concentrated on the shore side of lands surrounding the inner lakes.

- They provide details of drainage in the area.
- They provide details of the proposed design and layout including the conversion of the existing ground floor function room into 3no. guest bedrooms and the creation of a smaller function room at first floor level.
- They note that as the hotel is sited lower than the road and in view of the boundary hedge and external finishes that it blends into the landscape and does not visually impact on the surrounding landscape.
- Viewed from the water the building appears attractive in its lakeside setting.
- They have regard to the planning history and note that Reg.Ref.09/1043 for the Cookery School which they provide has not been enacted. They provide that the actual floor area extension proposed is 155sq.m, approximately one sixth of that previously granted in 2010.
- The response provided by Brendan McGettigan was detailed and comprehensive and a Screening Report prepared for AA, prepared by Karen Banks MCIEEM, was also submitted.
- Wineport makes a significant contribution to the tourism infrastructure and the tourism economy of the Midlands and they note the importance of tourism for the village of Glasson.
- They provide that this proposal complies with tourism policies in the Westmeath CDP.
- They provide that the existing main entrance has adequate sightlines. The secondary service entrance is used for that purpose and is an entrance for which planning permission was granted under Reg.Ref. 08/1056.
- There has been no air traffic since the downturn and this is not a current issue. They confirm that there is not an unofficial helipad on their lands and this activity does not arise. It also has nothing to do with the proposed development.
- They consider that the proposed development is for minor modification and modest expansion of floor area within an established and permitted hotel and

restaurant complex and is seen in the context of the provision of tourist facilities in the area.

- They provide that the existing development is compliant with planning permission. Also, that there is no substance to the appeal and they request that the proposed development be granted subject to conditions.

6.3. Planning Authority Response

There has been no response from Westmeath County Council to the grounds of

7.0 Assessment

7.1. Principle of Development and Planning Policy

- 7.1.1. The subject site is located on the shores of the eastern side Lough Ree between the villages of Ballykeeran and Glasson on the lakeside (low) road. Tourism is an important resource in this area of high amenity and regard has been had and as noted in the Policy Section above to policies and objectives supporting sustainable tourism in the Westmeath CDP 2014-2020. Also noted is the importance of the protection and conservation of the high amenity of Lough Ree and the designated Natura 2000 SPA and SAC. These are adjacent to the subject site.
- 7.1.2. Wineport Lodge is an established hotel and restaurant and the documentation submitted notes a history of planning permissions relative to the existing establishment for over 25 years. The current proposal seeks to provide modifications to the ground floor accommodation and an extension at first floor level and it is not envisaged to much alter the footprint of the building. Therefore, when seen in the context of the existing hotel complex it is considered that the principle of the proposed development is acceptable.
- 7.1.3. However, regard is had to the concerns raised in the Third Party grounds of appeal and issues discussed in this Assessment below include regard to design and layout and impact on the visual amenity and character of the area, road safety concerns and taking into account the proximity of the Natura 2000 sites, regard to screening for AA.

7.2. Design and Layout

- 7.2.1. A brief Architectural Design Statement has been submitted with this application. This notes that Wineport Lodge is an important holiday/tourist destination on the shores of Lough Ree. Architecturally, the building has been developed as a timber clad 'cedar lodge' which is developed along the lake shore in an integrated non-invasive manner creating a facility that has spatial variety and amenity both internally and externally. The growth of the business and the building has been incremental and organic encompassing a number of phases as acknowledged by its extensive planning history.
- 7.2.2. The applicant's provide that this proposal arises from customer demand reflecting growth in the business at Wineport and the applicants consider it vital to continue to respond to customer demand while retaining the unique quality and character of Wineport. The key proposals are: (a) Conversion of existing function room into guestrooms; (b) To construct a replacement function room; (c) Sundry internal alterations.
- 7.2.3. The new function room is designed to be an extension of the existing first floor accommodation and its heights, roof and architectural treatment are designed to integrate with the existing building. It is provided that this is a low-impact extension which does not impact the space in front of the existing building, nor the lakeside, nor does it have any significant impact from the road side as the road is c. 1.5m higher than the site.
- 7.2.4. The Architectural Design Statement concludes that as the proposed extension is to be a continuation of the existing first floor accommodation of the building and as its architectural form, materials and heights are all as per the existing, they believe that the proposal will achieve the required additional space, while preserving the unique character of Wineport Lodge in its setting.
- 7.2.5. Having regard to the plans submitted, I would concur that the conversion of the existing function room into guestrooms on ground floor level has no impact on the exterior form of the building nor do the other minor amendments proposed. This includes the small extension to the kitchen area. However, the Third Party concerns that the g.f.s of the proposed works is 335sq.m and cannot be viewed as a 'low-impact' extension are noted. The planning application form provides that the g.f.s of

the existing building is 3,120sq.m and of the proposed works is 335sq.m. However, it is noted that this figure appears to include the area on the ground floor which is to be converted into guest bedrooms. As noted in the First Party response to the grounds of appeal, the actual floor area extension proposed is 155sq.m. This refers mainly to the new replacement function room to now be provided at first floor level. This is to accommodate a dining/function room over the restaurant, with adjustments at ground floor level to facilitate the proposed development. There is an existing terrace at ground floor level overlooking the lake and a deck is to be provided at first floor level.

- 7.2.6. In terms of visual impact, the proposed first floor extension does not exceed the height of the existing building and external finishes to match the existing are to be used. The entire complex is set below the adjacent road level by approximately one floor and therefore the entire complex is lower than the road. It is also screened by the roadside boundary hedge and is not very visible or obtrusive in the landscape. It will be more visible from the lakeside but will be seen in the context of the existing buildings. Therefore, it is not considered that it will impact adversely on views or the character and visual amenities of the area.

7.3. Access and Traffic

- 7.3.1. There are concerns about visibility and sight lines at the main entrance to the site. Also, that the site layout plan shows a second entrance, north of the main entrance on the lower carpark, marked 'Emergency Access', which is located at a very bad bend and is used daily with the gateways opened. Delivery trucks as well as cars use this entrance/exit and there is concern that it is hazardous.
- 7.3.2. There are two vehicular accesses to the site from the local road. The southern entrance is the main entrance and while this has not been demonstrated, the First Party response to the appeal provides that this has 120m sightline in both directions onto the county road. I noted on site that visibility appears to be partially restricted by the roadside boundary hedge and also that as the road is on a higher level there is a steep incline from the carparking area to the entrance. Section 14.4.4 of the Westmeath CDP has regard to Traffic Safety and Sight Visibility. This provides that the prescribed site distances for local road are 90m in either direction, with 150m for Regional Roads. In this case particularly as this is a commercial premises it is desirable in the interests of traffic safety that maximum sightlines are maintained. If

the Board decides to permit I would advise that it includes a roads condition relative to this issue.

- 7.3.3. The northern entrance is described as a service/emergency entrance. This was padlocked and not in use on the day of the site visit. The First Party note that planning permission was granted for this entrance under Reg.Ref 08/1056 (referred to in the planning history section above).

7.4. Other issues

- 7.4.1. The Third Party note that the lower carpark (beside the 'Emergency Access' gateway) also has a helicopter landing marked area. They query as to whether there is permission for non-emergency helicopters to land here in view of its proximity to other residential buildings. It is of note that the First Party provide that this is not in use as such and they also agree to comply with the Council's conditions. Condition no. 4 of Reg.Ref.18/760 provides that the circle demarcated in the car park at the northern end of the site shall be removed and that the application site shall not be used for the landing of aircraft/helicopters. It is of note that the issue of unauthorised development is raised by the appellant, as is the applicant's response. This is not within the remit of the Board and any enforcement issues that may have arisen are more appropriately dealt with by the Planning Authority.

7.5. Drainage and Flood Risk

- 7.5.1. There is concern that the area and its surrounds have been subject to flooding as is the natural occurrence most winters due to its location on the shore of Killinure Lough. Also, any further development in this area would add to flooding as this is located within the natural shore of the Lough.
- 7.5.2. It is noteworthy that this proposal does not extend the footprint of the existing building (with the exception of the small kitchen extension to the east), therefore provided current standards for surface water drainage are complied with in relation to the proposed development it is not considered that the proposal will impact on flooding.
- 7.5.3. The Council's Area Engineer's Report notes that there is an existing connection to the public mains and to the public sewer. They recommend that all uncontaminated

surface water, including roof water from the proposed extension, be separately collected and discharged to the drain or to on site soakaway and not discharge to the existing foul network. If the Board decides to permit it is recommended that a drainage condition be included.

7.6. Screening for Appropriate Assessment

- 7.6.1. The location of the site adjoins the Lough Ree SAC (Site Code:000440) and SPA (Site Code:004064) designated Natura 2000 sites. It is noted that the Department of Culture, Heritage and the Gaeltacht recommended that the applicant be requested to provide an AA screening in view of the proximity to the designated sites and to address concerns in relation to impacts likely to arise from the proposed activities.
- 7.6.2. In response to the Council's F.I request a Screening for AA Report was submitted. This noted that the site comprises buildings and artificial surfaces (i.e. Wineport Lodge and it's associated car parking area) and amenity grassland (GA2) which is located between Wineport Lodge and Killinure Lough. No invasive non-native species were observed on site. Killinure Lough (Eutrophic lake FL5) is located adjacent to the site and is fringed by reed bed habitat.
- 7.6.3. The Qualifying Interests for the SAC and SPA of the European Sites potentially impacted by the proposals (i.e. within 15kms) were downloaded from the NPWS website. The data is shown in Table 2.1 of the Screening Report. This notes that the following Natura sites cannot be discounted:
- River Shannon Callows SAC (000216) - distance 6.1kms
 - Lough Ree SAC (000440) – distance – 0.0kms
 - Lough Ree SPA (004064) – distance - 0.0kms
 - Middle Shannon Callows SPA (004096) – distance 6.2kms.

The Conservation Objectives are in summary:

- To maintain or restore the favourable conservation condition of Annex I habitats and Annex II species for which the SAC has been selected; and
- To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests in the SPA.

7.6.4. Section 3 of the Screening Report provides the Assessment criteria. This notes that the proposal is not directly connected with or necessary to the management of any European Site. The proposed works are not situated within any SACs or SPAs, therefore no direct impacts will occur through landtake or fragmentation of the habitats. It is provided that there is a remote and tenuous hydrological connectivity between the proposed site and the River Callows SAC and Middle Shannon Callows SPA via Killinure Lough, which is connected to Lough Ree, which in turn is connected to the Upper River Shannon and the Shannon Callows SAC and SPA. However, in view of the nature of the proposals (i.e an extension to the first floor and associated internal alterations and small extension to the kitchen to the rear of the building) adherence to standard best practice construction methodologies and the remote and tenuous nature of the hydrological connectivity, no adverse impacts to water quality of River Shannon Callows SAC and Shannon Callows SPA will occur as a result of the proposals. They also note the distance from these Natura sites (in excess of 6kms) and provide that no significant effects on are anticipated as a result of the proposed alteration and extension works.

7.6.5. The potential significant effects on European Sites as a result of the proposed alteration and extension works are primarily limited to those incurred due to a change in water quality in Killinure Lough and Lough Ree SAC and SPA and noise disturbance and details are provided relative to these issues. These designated sites are located within 11.5m of the proposed works at its closest point. The proposals do not include any works to the lakeshore area. The proposed works are predominantly to the interior of the existing building as an extension to the first floor. The proposed small extension to the kitchen, is located to the east of the building away from the lakeshore. In view of the nature of the proposals, to the existing Wineport Lodge building, and adherence to standard best practice construction guidelines, no significant adverse impacts on the water quality of Killinure Lough and Lough Ree SAC and SPA are anticipated. Likewise, it is provided that no significant effects on the aquatic or semi-aquatic QIs of Lough Ree SAC as a result of a decline in water quality are anticipated.

7.6.6. Having regard to impact on QIs fauna or birds, any potential disturbances arising from the proposed works would be localised, temporary and confined to the duration of the works only. They provide that taking into account, standard best practice

construction methodologies that will be adhered to during construction; and the nature of the works that no significant effects associated with the proposed alterations and extension to Wineport Lodge on the qualifying features of interest of European Sites are anticipated.

- 7.6.7. The AA Screening then has regard to the potential for Cumulative and in-combination impacts and to planning policies in the Westmeath CDP 2014-2010, the River Basin District Management Plan 2018-2021 and to policies in the Inland Fisheries Ireland Corporate Plan 2016-2020 and The Inland Fisheries Act 2010. They provide that no aspects of the Plans summarised in Table 3.1 are anticipated to have a significant effect upon the European Sites in combination with the proposed alteration and extension works. Table 3.2 provides a Screening Assessment of the designated sites within a 15km radius of the subject site and a finding of no impact on QI for all of these. Likewise, Table 3.3 provides that there are no likely changes to any of the European sites. Section 5 provides A Finding of No Significant Effect Report Matrix. Therefore, they conclude that no elements of the proposed alteration and extension works at Wineport Lodge are likely to cause significant effects to the relevant European Sites.
- 7.6.8. The Report concludes that the Stage 1 Screening indicates that the proposed alteration and extension works will not have a significant negative impact on the Natura 2000 network. Therefore, a Stage 2 'AA' under Article 6(3) of the Habitats Directive 92/43/EEC is not required.
- 7.6.9. It is reasonable to conclude that on the basis of the information on the file, which I consider adequate in order to issue a screening determination, that the proposed development, individually or in combination with other plans or projects would not be likely to have a significant effect on European Site No. Lough Ree SAC (000440), Lough Ree SPA (004064), River Shannon Callows SAC (000216), Middle Shannon Callows SPA (004096), or any other European site, in view of the site's Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.

7.7. Screening for Environmental Impact Assessment

7.8. Having regard to the modest nature the proposed development and taking into account the existing established use of Wineport Lodge on site, the capacity of the soils on site to accommodate wastewater and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8.0 Recommendation

8.1. I recommend that permission be granted subject to the conditions below.

9.0 Reasons and Considerations

Having regard to the limited scale and nature of the proposed development relevant to the hotel and restaurant use of Wineport Lodge which is an established use, in this location, the planning history of the site and the existing road infrastructure serving the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Westmeath County Development Plan 2014-2020, would be acceptable in terms of traffic safety and public health, would not seriously injure the amenities of the area and would have no significant impact on the proximate Lough Ree and the Natura 2000 designated sites. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 30th of July 2018 and by the further plans and particulars received by An Bord Pleanála on the 26th day of September, 2018, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to the use as described in the planning application (as specified in the lodged documentation), unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity and the amenities of the area.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

4. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site and adjoining lands under the control of the applicant unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

- 5(a) The vehicular accesses, sightlines and internal road network serving the proposed development including turning bays, junctions, parking areas, shall comply with the detailed standards of the planning authority for such road works.

- (b) Prior to the commencement of development, the circle demarcated in the car park at the northern end shall be removed.

- (c) The application site shall not be used for the landing of aircraft/helicopters.

Reason: In the interest of amenity and of traffic and pedestrian safety.

6. Water supply and 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 construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

8. 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 commencement of 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.

Angela Brereton
Planning Inspector

14th of December 2018