



An
Bord
Pleanála

Inspector's Report

ABP-306066-19

Development	Change of use from residential dwelling to Athlone family resource centre with signage.
Location	Woodlands, Battery Road, Athlone, Co Westmeath.
Planning Authority	Westmeath County Council
Planning Authority Reg. Ref.	197163
Applicants	Monsignor McCarthy Family Resource Centre Ltd
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant	Patrick J Henry
Date of Site Inspection	20 March 2020
Inspector	Dolores McCague

1.0 Proposed Development

- 1.1. The proposed development is the conversion of the subject dwelling from residential use to family resource centre. The proposal includes substantial alterations to the building, including providing a new entrance on the western gable to access the upper ground floor and the separation of the two levels: upper ground floor and lower ground floor, into independently accessed floors. The lower ground floor will have two separate units, one comprising a single room with cooking facilities and an en-suite toilet; the other: a general function room with two pairs of double doors leading to the outdoor space to the rear, a small kitchen, a store and a toilet. The main accesses to these units is from the eastern gable where accesses exist. The lower ground floor will have a single unit with its main access from the front using the existing front door. The existing steps from the driveway will be supplemented by a ramp. This unit will comprise a reception, two offices a kitchen, a counselling room, toilet and community meeting room. A new access directly into the community meeting room will be provided near the front of the western gable, which is a floor above ground on this elevation.
- 1.2. The floor area is given as ground floor 101.31m² and lower ground floor 100.33m² .

2.0 Site Location and Description

- 2.1.1. The site is located in the west side of Athlone, at Battery Road, where it is one of four detached houses of a similar split level style along the north of the road, the last in the line at the eastern end of the road. Detached houses on similarly large sites form the opposite side of Battery Road. Battery Heights, a scheme of local authority housing occupies higher ground to the north west, and to the west and south there is housing of various formats (terraced semi-detached and detached) from various periods and in various tenancy's. Battery Road is characterised by detached private houses. The now partially infilled canal, which was once part of the Shannon Navigation, is to the east and north and open space associated with the canal adjoins to the east.
- 2.1.2. The site falls steeply away from the road and is partly bordered by evergreen trees. The detached dwelling on site is set well back from the road, close to the western boundary with the driveway along the eastern boundary. The driveway of the

dwelling to the west adjoins the western boundary; that dwelling is in line with the dwelling on the subject site.

2.1.3. This site is given as 0.09 ha.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The planning authority decided to grant permission for the proposed development subject to 7 no. conditions, including:

2) hours of operation Monday to Saturday 9am to 8pm

Sunday closed

Reason: In the interests of orderly development and clarity.

3) signage.

4) Roads

Prior to the first use of the development, the new entrance shall be constructed as stipulated in the submitted drawings subject to the following conditions:

a) Sightlines of 2.4m x 49m to be achieved and maintained at all times from the existing access point. These shall remain unobstructed and nothing shall be planted, sown, constructed or erected forward of the sightlines,

b) Driveways should have a minimum width of 3m and a maximum gradient of 10%.

Reason: In the interests of road and traffic safety.

5) A special levy of €1,000 towards the improvement of public lighting in the vicinity.

6) Surface water shall be collected and discharged to the public drain or to on site soakaway and not to the foul network. Soakaways shall be designed and constructed to BRE digest 365 or CIRIA 156.

7) The applicant is responsible for the repair of any damage caused to the public footpath and roadway as a direct result of the proposed development.

3.1.2. The decision is not in accordance with the planning recommendation.

3.2. Planning Authority Reports

3.2.1. Planning Reports

3.2.2. There are two planning reports on the file; the first recommending refusal includes:

- The proposal is a change of use from residential to family resource centre with signage elevational changes, access ramp & security fence, car parking and subdivision of the premises into two units. Ground floor - proposed layout: kitchen, community room, WC, community meeting room (c22 people), 2 offices. Remove stairwell between ground and lower ground floor. Lower ground floor - proposed layout: general function room, WC, kitchenette, store area and a self-contained 'family room' independently accessed and not connected to the remainder of the lower ground floor.
- The external works comprise the following:
- Modifications to front elevation include the removal of brick which will be replaced with a render finish and increase to fenestration size. Erect signage and access ramp.
- Rear elevation – replace two window openings with 2 no French doors.
- East elevation – relocation of 1 door and window at ground floor and introduce new ope at first floor level and signage.
- West elevation – provision of new door and steel walkway and balustrade.

Policy for residential - to protect their amenities and to strengthen the provision of local community services and amenity. These may be permitted, provided they are appropriate in scale and do not unduly interfere with the predominant residential land use

Urban Design in section 5.5 of the plan recognises the good variety of residential development in the town and the importance of retaining this strong residential base within the town centre and seeks to protect from undue encroachment of commercial uses.

Policies for community facilities seek to locate facilities and services in local centres or where easily accessible.

No details have been submitted regarding the need for the proposed use at this location, whether other premises have been considered, intended operation, who will use them, hours of operation, level of staff and services provided.

Battery Road is a residential street. There are a significant number of vacant units on the west side of Athlone in close proximity which could be utilised – Connaught Street/ Magazine Road/ Pearse Street.

The proposal would detract from the residential character of the street.

Design – no significant alterations proposed with exception of first floor door and associated stairwell and balcony on western elevation which would overlook adjoining dwelling. The erection of signage and palisade fencing would further erode the residential character of this terrace.

Recommending refusal based on 1) zoning and 2) the number of vacant units on the west side of Athlone and that there is no compelling reason for the change of use of this property.

The Director of Services requested that further information be sought and a request issued, 1st October 2019, on the following items:

- 1) Referring to Section 5.8.1 and policy P-DU6 of the plan and the number of vacant units, requesting detailed information relating to:
 - a) The area the proposed community resource centre will serve.
 - b) All services provided.
 - c) Hours of operation.
 - d) Number of staff and predicted level of usage per day.
 - e) Intended use and frequency of the community meeting room (capacity for over 22 people).
 - f) The requirement for a self-contained independently accessed family room at lower ground level.

- 2) i) The planning authority has concerns regarding the proposed development in terms of intensification of traffic and capacity at an existing domestic entrance. You are requested to submit details of how many staff will operate in the development and also provide details of maximum number of visitors that the development is expected to accommodate.

ii) It is noted that 5 car parking spaces have been identified parallel to an existing boundary hedge, the proposed car parking does not appear to be adequate in terms of distance from the development to allow safe movement of vehicles and people walking. Submit a traffic management plan detailing how it is intended to accommodate vehicles not only entering the development but also exiting safely and also include measurements on these plans.

It is important to retain this strong residential base within the town centre.

3.2.3. Other Technical Reports

EHO – conditions

Area Engineer – 6th September conditions, 6th September second report – further information.

Chief Fire Officer - 21 August 2019 - further information.

3.3. Further Information Response

3.3.1. A response to the further information request was received 25th October 2019 and includes:

1 - The current residence of the family resource centre at No 13 Battery Heights is in a residential area. The centre serves Battery Heights and the Athlone West urban Area. Current vacant units, which are listed, were examined and meetings with the Fire Officer and Health & Safety Officer deemed the vacant units not adequate for the proposed use re. adequate size, wheelchair accessibility and parking. The proposed location was deemed adequate by the Fire Officer and Health & Safety Officer. This location is in the RAPID (Revitalising Areas by Planning, Investment and Development) area of Athlone which designation is directed at improving the quality of life and opportunity available to residents of the most disadvantaged communities in Irish cities and towns & is close to Connaught St which is currently in a derelict state; and they believe the development will conform to RAPID programme and Development Plan Policy

P-CMT1 - To support and facilitate the provision of a wide range of community facilities and premises to meet the needs and demands of new and existing communities, especially in areas in the town where there are perceived deficiencies;

P-PM4 To utilise the provisions of the Derelict Sites Act 1990 to encourage the refurbishment of derelict properties;

P-OC1 To encourage the development of infill and under-utilised sites in the town centre area, where the commercial or residential function of the town will be strengthened, and;

O-OC2 To investigate designating further areas of the town and individual sites particularly on the west side of the river, to facilitate and encourage development for the purposes of regeneration.

2 - Services provided include for counselling, play therapy, family access, women's group, one to one advocacy, parenting programmes, Meithel and kids after school programmes.

3 - Hours of operation Monday to Saturday 9am to 8pm.

4 - Number of staff will be one full time and two part-time. predicted levels of usage per day between 10 and 20 persons most by foot.

5 - The intended use of the meeting room will be for the groups listed at point 2 and it is not envisaged that more than 10 people per day will use this facility however it is noted that the room has a capacity to hold over 22 people and this will only be used once a year for AGM purposes.

6 - The requirement of the self-contained independently accessed family room at lower ground floor level is for family access for a separated family in order that the mother or father of the family may meet with their children and not have their spouse present due to the private nature of the separation circumstances.

7 - In terms of intensification of traffic and capacity at an existing domestic entrance, as stated only one full time staff member will use the building on a daily basis etc.

8 - In order to accommodate the safe use of parking and people walking and to accommodate vehicles entering and exiting, they have included, as set out in the accompanying site layout, provision for a turning bay and waiting area per guidelines in Recommendations for Site Development Works for Housing Areas.

3.3.2. Further Technical Reports

Area Engineer – 13th November conditions.

3.3.3. A further Planning Report recommending refusal and including, at the request of the Director of Services, a schedule of conditions, includes:

Re response to item 1 the report notes the policies referred to and that of encouraging the reuse of underutilized sites, however the application site is neither derelict nor underutilised but is part of an attractive and mature residential streetscape.

2 i) and ii) responses considered satisfactory.

It would result in a loss of residential accommodation within a town centre setting and undermine the residential character of this attractive and mature residential street, set an undesirable precedent and be contrary to section 5.9.1 of the plan and policy P-DU6. Recommending refusal for 2 reasons per previous report.

Schedule of conditions similar to that which issued, was attached per Director's memo of 18th Nov.

The reason for the decision is set out in schedule 3 to the decision as:

Per policy P-CMT1 of the development plan - To support and facilitate the provision of a wide range of community facilities and premises to meet the needs and demands of new and existing communities, especially in areas in the town where there are perceived deficiencies. In the current instance, the applicant's primary purpose is to provide community supports in this area and they have identified a need and that the proposed premises is suitable. The Director of Services does not consider that the change of use would have an adverse impact on this residential area. While the use will change, the nature of the premises will stay largely the same in terms of appearance and setting. Given that the proposed use is community based, Director considers that there should not be a compelling requirement to occupy a vacant premises.

3.4. **Third Party Observations**

3.4.1. Third party observations on the file have been read and noted.

4.0 Planning History

67/1018 – no details available.

5.0 Policy Context

5.1. Development Plan

Athlone Town Development Plan 2014-2020 is the operative plan. Relevant provisions include:

5.9.1 Residential - Given the historic built form of the town there are a significant number of residential properties which date back to the nineteenth century such as Fry Place and Ballymahon Road. There are however a number of modern apartment blocks along the western side of the Shannon, in Connaught Street and in the recent shopping centre development which gives the town a good variety of tenure and type of residential accommodation. It is important to retain this strong residential base within the town centre.

5.9.3 Community Uses - The town centre is unique in that it contains a significant number of community facilities within its boundary including the hospital, several schools, a youth café and community hall, theatres, boat club, numerous churches and open spaces. The community uses within the town centre generate activities in the evenings and weekends in the town centre when the majority of retail uses have closed.

P DU6 To protect the residential amenity from the undue encroachment of commercial uses in the town centre.

P-SI1 To consider cultural diversity and ethnic minorities in planning for the needs of communities and ensure community facilities and social services provided are accessible for all sectors of society, including people with disabilities, people with special needs, elderly, youth, marginalised and disadvantaged groups.

O-SI3 To contribute to the creation of a more socially inclusive society by providing for appropriate community infrastructure and improving access to information and resources.

O-LZ1 To provide for residential development, associated services and to protect and improve residential amenity.

P-CMT1 - To support and facilitate the provision of a wide range of community facilities and premises to meet the needs and demands of new and existing communities, especially in areas in the town where there are perceived deficiencies.

P-CMT1 - To promote the use of long term vacant units for community facilities subject to building and site suitability.

Zoned existing residential – the zoning provides for residential development and associated services (no directly comparable uses are set out in the matrix but uses open for consideration include community hall and health centre).

5.2. Natural Heritage Designations

- 5.2.1. Lough Ree SAC site code 000440 and Lough Ree SPA site code 004064 located c1km away; and Middle Shannon Callows SPA site code 004096, and Middle Shannon Callows SAC site code 000216 located c 0.4km away, are the nearest Natura sites.

5.3. EIA Screening

- 5.3.1. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, 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.

6.0 The Appeal

6.1. Grounds of Appeal

An appeal was submitted by Liam Madden Architect, against the planning authority decision to grant permission on third-party, which includes:

- The submissions to the planning authority, enclosed, form part of the appeal.

- The notices refer to creation of a family resource centre. It also includes subdivision into units. The notices are materially defective. The existing building is vacant and the use abandoned. The building was divided into what the planning officer concludes were two unauthorised apartments. The application is invalid.
- The notices refer to subdivision into two units; two units of what? The description is imprecise.
- No AA screening document was submitted. This is mandatory. The site is less than 600m from the River Shannon Callows SAC/SPA/NHA. Permission may not issue in the absence of the screening for potential impacts on the Callows.
- The development is contrary to P-DU6 policy P-SI 1 and objective O-SI 3. Contrary to zoning 0-LZ 1. The proposal is not residential but is a proposal to remove a residence.
- It would seriously adversely affect the residential amenities of properties in the area and the appellants in particular.
- The provision of 5 car parking spaces is proposed by the boundary hedge. The applicant cannot maintain the required 2.4m x 49m sightlines.
- The reasons for the decision are unclear.
- Permission may not legally issue for a development which is in conflict with the Development Plan.

7.0 **Assessment**

- 7.1.1. The issues which arise in relation to this appeal are: appropriate assessment, residential amenity and other issues and the following assessment is dealt with under these headings.

7.2. **Appropriate Assessment**

- 7.2.1. In accordance with obligations under the Habitats Directives and implementing legislation, to take into consideration the possible effects a project may have, either on its own or in combination with other plans and projects, on a Natura 2000 site;

there is a requirement on the Board, as the competent authority in this case, to consider the possible nature conservation implications of the proposed development on the Natura 2000 network, before making a decision, by carrying out appropriate assessment. The first stage of assessment is screening.

AA Screening Assessment

The proposed development involves the change of use of an existing building, some minor alterations to the building and works to provide a security fence and driveway/parking area.

7.2.2. The following European sites are located in the vicinity of the site:

European Site	Site Code	Relevant QIs & CIs	Distance
Lough Ree SAC	000440	<p>Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation</p> <p>Semi-natural dry grasslands and scrubland facies on calcareous substrates * important orchid sites</p> <p>Active raised bogs*</p> <p>Degraded raised bogs still capable of natural regeneration</p> <p>Alkaline fens</p> <p>Limestone pavements</p> <p>Old sessile oak woods with Ilex and Blechnum in the British Isles</p> <p>Bog woodland</p> <p>Otter</p>	c1km north, upstream.
Lough Ree SPA	004064	<p>Little Grebe</p> <p>Whooper Swan</p> <p>Wigeon</p> <p>Teal</p> <p>Mallard</p> <p>Shoveler</p> <p>Tufted Duck</p> <p>Common Scoter</p> <p>Goldeneye</p>	c1km north, upstream.

		Coot Golden Plover Lapwing Common Tern Wetland and Waterbirds	
Middle Shannon Callows SPA	004096	Whooper Swan Wigeon Corncrake Golden Plover Lapwing Black-tailed Godwit Black-headed Gull Wetland and Waterbirds	c 0.4km south, downstream.
River Shannon Callows SAC	000216	Molinia meadows on calcareous, peaty or clayey-silt-laden soils Lowland hay meadows Limestone pavements Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> Otter	c 0.4km south, downstream.

*denotes priority habitat or species.

7.2.21. Conservation objectives for the SPAs could be summarised as:

7.2.22. To maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA:

7.2.23. Conservation objectives for the SACs could be summarised as:

7.2.24. To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:

7.2.25. The proposed development is not likely to have a significant effect, on Lough Ree SAC which is upstream. The species of special conservation interest in Lough Ree SPA are waterbirds and are not likely to be impacted by the proposed development. The Wetland habitat of Middle Shannon Callows SPA and the special conservation interest species birds would be impacted by any deterioration in water quality arising from the construction or operation of the development, as would the qualifying

interest species otter of River Shannon Callows SAC. It is unlikely that any deterioration would arise as a result of the proposed development due to the distance from a watercourse, and the fact that the development is mainly the change of use of a building with existing connection to public services. Surface water will discharge to ground within the site.

- 7.2.26. There are no other plans or projects which require consideration in the context of the nature and scale of the development and the location within an existing built up area. The project is not likely to have a significant effect, either individually or in combination with other plans and projects, on the European sites Middle Shannon Callows SPA, or River Shannon Callows SAC in view of the sites' conservation objectives.

7.3. AA Screening Conclusion

- 7.3.1. 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 Sites Nos. 004096, 000216, or any other European site, in view of the sites' Conservation Objectives, and a Stage 2 Appropriate Assessment (and submission of a NIS) is not therefore required.'

7.4. Residential Amenity

- 7.4.1. The grounds of appeal expresses concerns about the loss of residential amenity which the appellant's property will experience, refers also to the planner's report and states that the proposed development contravenes the development plan.
- 7.4.2. The planner's report refers to concerns at the loss of a residential building in this part of Athlone, that it is part of an attractive and mature residential streetscape and recommends refusal of permission on the basis that it would result in a loss of residential accommodation within a town centre setting, undermine the residential character of this attractive and mature residential street, set an undesirable precedent and be contrary to section 5.9.1 of the plan and policy P-DU6 .
- 7.4.3. It appears to me that part of the concern is the limited amount of this type of housing in this part of Athlone. The housing along this short stretch of road comprises detached private housing which makes an important contribution to the mix of house

types and tenures in this area. Section 5.9.1 of the plan which is cited in the refusal recommendation states that 'it is important to retain this strong residential base within the town centre.' However this detached housing is not within an enclave, it is along a busy road. The area is not a conservation area and the proposed development will not alter the visual appearance of the area. The site is a reasonable size and is capable of accommodating the change of use without undue interference with the residential properties along the road.

7.4.4. It is stated in the grounds of appeal that the proposed development contravenes the plan. The plan objectives provides for development of this nature within the residential zoning. The location, within a residential area, is as suitable as that referred to in the planner's report: the underutilised buildings on the west side of Athlone eg Connaught Street / Magazine Road / Pearse Street. While it would be a desirable objective to achieve the re-use of a building on a prominent street to assist in the regeneration of such important places, the subject development must be considered in terms of its suitability on the subject site.

7.4.5. It appears to be generally accepted that there is a need for the services proposed in this general area. There is no suggestion that the proposed facility will not be properly managed or that the change of use will undermine safety within the area. In this regard it is worth noting that the side and rear boundaries of the subject site adjoin public open space and a pathway along the former canal and that the site boundaries have not been well maintained. In its present state the site does pose a security threat to adjoining properties. It is proposed to erect a palisade fence which will improve safety in the area by reducing the treat of unauthorised access to adjoining properties via the subject site. Since the change of use will result in no night-time presence within the site, I consider that further security would be appropriate such as requiring that the gates should be kept in place and that a security camera should be installed on the front of the premises for use out of hours.

7.4.6. The provision of the security fence has potential for visual impact and the nature of the use could potentially involve activity in the open area to the rear of the house in addition to the increased use of the area for parking. In my opinion the size of the site allows for landscaping to minimise the impact on the visual amenities of the area and the residential amenities of adjoining property. Landscaping is proposed as part of the application but further details should be agreed with the planning authority.

- 7.4.7. The provision of an additional access on the western gable to access the upper ground community meeting floor, even if its use is ancillary to the main access through the front door, and this is not clear, has the potential to impact on the privacy of the adjoining property since the ground level in this location is generally a floor level below the proposed doorway. In my opinion this impact on privacy requires to be addressed by the provision of a screen to the west and north of the steel walkway, which should extend forward of the building as far as necessary to maintain the privacy of the rear of the adjoining property.
- 7.4.8. Subject to the amendments referred to above, in my opinion impact on the residential area or of residential property in the vicinity should not be a reason to refuse or modify the proposed development.

7.5. **Other issues**

- 7.5.1. The grounds of appeal states that the notices are materially defective; that the residential use has been abandoned or the current use is two unauthorised apartments the proposed use is unclear and the application is invalid.
- 7.5.2. The public notices describe the change of use from residential dwelling house to Athlone family resource centre. The applicant is Monsignor McCarthy Family Resource Centre Limited. The applicants currently operate a centre at no. 13 Battery Heights, which is in the vicinity and their activities would be familiar to local people who might have an interest in the proposed development. The further information response included details of the proposed uses and receipt of this further information was published. In my opinion the public information aspects of the application have been adequately addresses and the Board and all participants of the planning process have adequate information on the proposed and existing uses of the premises.
- 7.5.3. The grounds of appeal states that permission may not legally issue for a development which is in conflict with the Development Plan.
- 7.5.4. The planner's report which recommended that planning permission would be refused for reasons including that the proposed development would be contrary to Section 5.9.1 and policy P-DU 56 of the development plan, did not state that the proposal would materially contravene the plan.

- 7.5.5. The Board should note that section 37(2)(b) of the Planning and Development Act 2000, as amended, is not applicable in this instance in that the planning authority has not decided to refuse permission on the grounds that the development materially contravenes the development plan. Even if the Board were to conclude that the development materially contravenes the development plan per section 37(2)(a) of the Planning and Development Act 2000, as amended it is empowered to grant permission. In my opinion there is no basis for the contention that the proposed development would materially contravene the plan, neither from the sections referred to or any other provisions of the plan. There is clearly substantial support in the plan for development of the type envisaged. The support for residential use in the town centre, referred to earlier in this assessment under a separate heading, does not preclude the use proposed. The site is zoned existing residential which provides for residential development and associated services and the proposed development is appropriate within this zoning.
- 7.5.6. There is nothing in the plan which suggests that the development should be refused or modified.

8.0 Recommendation

- 8.1.1. In accordance with the foregoing I recommend that planning permission should be granted, in accordance with the following conditions and for the following reasons and considerations.

9.0 Reasons and Considerations

The site of the proposed development is located within an area zoned for existing residential use, which provides for residential use and associated services including the proposed use, it is considered that the proposed development, subject to the attached conditions, would not impact unduly on the residential amenities of the area, would not constitute a traffic hazard or impact adversely on the natural heritage or environment, would provide necessary services for this residential community and would accordingly be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 25 day of October 2019, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, revised plans and details incorporating a 1.75m high screen, in lieu of the protective barrier indicated on the drawings, to the west and north of the steel walkway, and may extend forward of the building as necessary, to protect the privacy of the adjoining residential property, in addition to protecting the safety of those accessing the doorway.</p> <p>Reason: In the interests of amenity and safety.</p>
3.	<p>Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority, detailed plans for landscaping the site boundaries to protect the amenities of property in the vicinity and the visual amenities of Battery Road and the adjoining open space.</p> <p>Reason: In the interests of amenity.</p>

4.	<p>The hours of operation shall be limited to 9am to 8pm, Monday to Saturday.</p> <p>Reason: In the interests of orderly development and clarity.</p>
5.	<p>No signage shall be erected except with the prior written agreement of the planning authority, whether or not such signage would otherwise constitute exempted development.</p> <p>Reason: In the interests of orderly development and clarity.</p>
6.	<p>The applicant or developer shall enter into water and wastewater connection agreements with Irish Water, prior to commencement of this development.</p> <p>Reason: In the interest of public health and orderly development.</p>
7.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
8.	<p>Prior to the first use of the development, the new entrance shall be constructed as stipulated in the submitted drawings subject to the following conditions:</p> <ul style="list-style-type: none"> a) Sightlines of 2.4m x 49m to be achieved and maintained at all times from the existing access point. These shall remain unobstructed and nothing shall be planted, sown, constructed or erected forward of the sightlines, b) Driveways shall have a minimum width of 3m and a maximum gradient of 10%. <p>Reason: In the interests of road and traffic safety.</p>

9	<p>The applicant shall be responsible for the repair of any damage caused to the public footpath and roadway as a direct result of the proposed development.</p> <p>Reason: In the interests of orderly development and clarity</p>
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Planning Inspector

2nd April 2020

Appendices

Appendix 1 Photographs

Appendix 2 Athlone Town Development Plan 2014-2020, extracts.