



An
Bord
Pleanála

Board Direction
BD-007106-20
ABP-308200-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/12/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

1.1. Having regard to the location of the proposed development in an area zoned NC neighbourhood centre with the objective “to protect, provide for and-or improve mixed use neighbourhood centre facilities” in the Dun Laoghaire Rathdown County Development Plan 2016-2022, the modest nature of the proposed change of use of an existing car parking area to outdoor seating and subject to the conditions set out below it is considered that the proposed development would not endanger public safety by reason of traffic hazard or seriously injure the visual or residential amenity of the area and would accord with the zoning objective set out in the current County Development Plan and 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. This planning permission shall cease to have effect one year from the date of this order.

Reason: To allow the planning authority to monitor the implementation and adherence to the conditions set out in this grant of planning permission.

3. Provision shall be made for a deliveries/loading bay on Beaumont Avenue. Prior to commencement of the use permitted by this grant of permission details of the bay dimensions and road markings shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure a satisfactory layout for commercial vehicles, in the interest of traffic safety.

4. No music or amplified sound shall be audible outside the premises in such a manner as to cause nuisance to the occupants of nearby property.

Reason: In the interest of amenity.

5. The hours of operation shall be between 1200 hours and 2300 hours Monday to Friday and between 1200 hours and 2200 hours on Saturday and Sunday.

Reason: In the interest of the residential amenities of property in the vicinity.

Board Member

Date: 03/12/2020

Paul Hyde