



Board Direction

Ref: PL02.245505

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 20th, 2016.

The Board decided (by a 2:1 majority) to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the planning history of the site, to the former use of the premises as a public house/restaurant and the hours of operation and the intensity of the latter uses during peak business periods, to the low intensity nature of the proposed auto workshop use and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would facilitate the use of a currently vacant building, would contribute to the rural area's local economy through the provision of local services and employment, and would, therefore, comprise an acceptable rural enterprise in this area. Furthermore, it is considered that the proposed development would not result in the creation of any additional access point, would not result in the generation of increased traffic from the existing access to the national road and would, therefore, not be at variance with the contrary to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed use was an acceptable use to replace the former bar and restaurant use and considered that the no intensification of traffic volumes would arise from the proposed development.

Conditions

1. Standard Plan particulars.

2. The use of the premises shall be restricted to that of an auto workshop and no other use, including any change of use, shall be commenced on site without a prior grant of planning permission.

Reason: In the interests of clarity and traffic and pedestrian safety.

3. Hours of operation restricted to between the hours of 08.00 to 19.00 Monday to Saturday and shall not operate on Sundays or public holidays.
4. Standard control of signage condition – details to be agreed with the PA
5. Standard control of lighting condition – details to be agreed with the PA
6. Standard landscaping condition – details to be agreed with the PA.
7. Standard condition restricting flow of surface water onto the public roadway.
8. S.48 General Contribution Unspecified.

Board Member: _____ Date: January 22nd, 2016
Nicholas Mulcahy