



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.246111**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on June 1<sup>st</sup> 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, as set out in the reasons, considerations and conditions below.

### **Reasons and Considerations**

Having regard to the zoning provisions for the Sandyford Urban Framework Plan as set out in the current Dún Laoghaire-Rathdown County Development Plan, the planning history of the site, to the established commercial use of the existing unit and to the range and extent of food outlets available in the area, it is considered that, subject to compliance with the conditions set out below, the proposed takeaway use would not be contrary to the zoning provisions for the area, would not seriously injure the residential or commercial amenities or depreciate the value of properties in the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

- 1 The proposed takeaway shall operate between 1000 hours and 2400 hours only. No deliveries shall be taken at the premises outside of the hours 0700 and 1900 from Mondays to Saturdays, or at any time on Sundays, Bank or Public Holidays.

**Reason:** In the interest of residential amenity.

2. Details of the external shopfront finishes and signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

3. No other advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be erected or displayed on the building in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

- 4 Water supply, drainage and the disposal of waste, inclusive of control of litter, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

**Board Member**

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Paul Hyde

**Date:** 01.06.16