



Board Direction

PL03.246246

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 27th 2016.

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

Having regard to the zoning objectives for the area, as set out in the Ennis Town and Environs Development Plan, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, including a temporal limitation, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. The development for which retention is sought would, therefore, not be contrary to the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 11th day of January 2016, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. This permission shall be for a temporary period of five years from the date of this order. After this time, the use of the premises as a commercial dog grooming business shall cease, unless a further planning permission has been granted before the expiry of that date.

Reason: In order to review the effect of the development on the area, including the residential amenities of neighbouring property, in the light of the circumstances then obtaining.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the subject development shall be restricted to a dog grooming parlour with no overnight accommodation and a private cattery for domestic use only (as specified in the lodged documentation), unless otherwise authorised by a further grant of planning permission.

Reason: To protect the amenities of property in the vicinity, and to limit the uses hereby permitted to those for which permission had been sought.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs, advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on any of the buildings nor within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area, and to allow the planning authority to assess any signage or other advertisement structures through the statutory planning process.

5. The dog grooming business shall only operate between 09.00 hours and 17.00 hours on Mondays to Saturday inclusive, and shall not operate on Sundays or public holidays.

Reason: In the interest of residential amenity.

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. S. 48 unspecified. (insert "within two months of the date of this order" in lieu of "before development commences")

Board Member: _____ Date: 27th May 2016
Philip Jones