



Board Direction

Ref: PL06F.246484

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 16th, 2016.

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

Reasons and Considerations

Having regard to the provisions of the Fingal County Development Plan 2011 -2017 including the site's location in an area with a GE zoning objective, the planning history of the site and of the wider area, the pattern of development in the area and the scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would, therefore, be in accordance with proper planning and sustainable development of the area.

Conditions

1. Standard plan particulars and reason for retained development.
2. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

3. The premises shall be closed to the public between 2400 hours and 0900 hours on Monday to Saturday and between 2300 hours on Sunday and 0900 hours on Monday.

Reason: In the interest of the amenities of the area.

4. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this order. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

5. The developer shall control odour emissions, including extract ducting and ventilation, from the premises in accordance with measures which shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this order.

Reason: In the interest of public health and to protect the amenities of the area.

6. No music or other sound can be broadcast or amplified externally from the premises.

Reason: In the interest of the amenities of the area.

7. Standard Retail Ad 1 condition and reason.

8. Standard S.48 General Contribution unspecified.

Board Member: _____ Date: August 16th, 2016
Nicholas Mulcahy