



## Board Direction

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**Ref: 15.246710**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup>, October 2016.

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

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, the existing pattern of development in the vicinity of the site, the zoning provisions of the site as set out in the Drogheda Borough Council Development Plan 2011-2017, the planning history of the site and the provisions of the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment 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 of the site, would be acceptable in terms of traffic safety and convenience and would be in accordance 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, as amended by the further plans and particulars submitted on the 20<sup>th</sup> April 2016, 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. The external wall finishes of the development shall be in accordance with plans and elevation drawings submitted, unless as otherwise agreed in writing with the planning authority. Roofs shall be blue black/dark grey in colour.

**Reason:** In the interest of visual amenity and in the interest of the proper planning and sustainable development of the area.

3. Comprehensive details of the proposed lighting system to serve the development shall be submitted to, and agreed in writing with, the planning authority, prior to the commencement of development. The agreed lighting system shall be fully implemented and operational, prior to the opening of the proposed development.

**Reason:** In the interest of public safety and visual amenity.

4. Std Advert and Reason (other than those shown on the submitted plans, de-exempt etc.)

5. (a) Landscaping shall be carried out in accordance with the 'Landscape Design Plan', as per Drg. No. 018014\_DD\_01 Rev A and Drg. No. 018014\_LP\_02 Rev A, submitted to the planning authority on the 20<sup>th</sup> April 2016. The soft landscaping shall be completed prior to the opening of the proposed development to the public

- (b) All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

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

6. The internal road network serving the proposed development including turning bays, junctions, parking areas, footpaths and kerbs shall comply with the detailed standards of the planning authority for such road works.

**Reason:** In the interest of amenity and of traffic and pedestrian safety.

7. The following requirements of the planning authority shall be strictly adhered to:

- (a) Existing defective and settled paving flags and paving bricks across the site entrance shall be replaced on a sound structural base.

- (b) Red tactile paving flags at the site entrance shall be replaced with buff coloured paving flags in accordance with Traffic Management Guidelines published by the Department of the Transport.

- (c) Prior to the opening of the proposed development to the public the attenuation system and discharge control device shall be checked by a specialist and the discharge shall be set at greenfield rates (Qbar) and discharge rate confirmed by an assigned certifier.

**Reason:** In the Interest of orderly development and traffic safety.

8. The proposed 28 number bicycle parking spaces shall be provided within the site as indicated on 'Proposed Site Layout Plan', Drg. Number 1002 PL.3 submitted to the planning authority on the 20<sup>th</sup> April 2016.

**Reason:** To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

9. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1600 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard amenities of property in the vicinity.

10. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

**Reason:** In the interests of orderly development.

11. 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.

12. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

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

13. Std CMP and Reason

14. The proposed store shall not operate outside the hours of 08,00 hours and 22.00 hours Monday to Saturday inclusive and 09.00 hours and 21.00 hours on Sundays.

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

15. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

**Reason:** In the interest of sustainable waste management.

16. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: \_\_\_\_\_ Date: 10<sup>th</sup>, October 2016

Paddy Keogh

