



An
Bord
Pleanála

Board Direction
PL06S.246767

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 21st 2016.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the scale and nature of the proposed single storey extension incorporating a new server, seating, area and toilets, it is considered that subject to the following conditions the proposed development would not injure the residential or visual amenities of the area and would not constitute a traffic hazard and would , therefore, be in accordance the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to refuse the extension the Board noted the concerns raised by the inspector regarding the development and considered that they could be dealt with by way of conditions which would substantially meet the concerns of Policy R10 Objective 2 of the South Dublin County Development Plan 2016-2022

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 development hereby granted shall not be used for the sale of hot food for consumption off the premises

Reason: In the interest of clarity.

3 Hours of opening condition 7 am to 11pm

4. Standard CMP

5. The applicant shall submit and agree in writing with the planning authority proposals to prevent onstreet parking of vehicles and delivery trucks along the roadside boundary of Grange Road.

Reason: In the interest of clarity and traffic safety.

6. 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.

7. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

Reason: In the interest of residential amenity.

8. 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 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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:** 21.10.16
Paul Hyde