



## Board Direction

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**Ref: PL06S.246792**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 23<sup>rd</sup>, 2016.

The Board decided to grant permission (by a 2:1 majority) generally in accordance with the following reasons and considerations.

### Reasons and Considerations

Having regard to the "MRC- Major Retail Centre" zoning objective for the site in the South Dublin County Development Plan 2016-2022 which seeks to protect, improve and provide for the future development of a major retail centre and where restaurants/cafes are acceptable in principle, to the design, nature and extent of the development proposed and to the pattern of development in the area, it is considered that the proposed development would be acceptable in terms of traffic safety and convenience, would comprise an acceptable design, density of development and use of the lands, and would not set an undesirable precedent for development in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the pattern of development in the area and did not consider that the proposal would seriously injure the visual or residential amenities of the area or represent an underutilisation of this infill site. The Board generally concurred with the planning authority in considering the urban design, visual impact and landscaping to be of an acceptable standard. In respect of access and car parking the Board also concurred with the views of the planning authority's Road's Department.

### Conditions

1. Plan Particulars.

2. Prior to the commencement of development the following details shall be submitted and agreed with the Planning Authority:

a) A car parking management plan with measures to prevent long term car parking by non-customers.

b) As per 2(b) of the PA

c) As per 2 (c) of the PA

Reason: In the interests of traffic and pedestrian safety.

3. Standard external finishes general condition and reason.

4. Standard urban water drainage condition and reason.

5. Standard landscaping condition and reason.

6. Condition 4 a,b and c and reason as per the PA. Omit PAs 4(1),(2) and (3) and commence with 'Prior to the commencement of development the following details shall be submitted and agreed with the PA'....

7. PA condition 5 and reason or Board equivalent.

8. PA condition 7 and reason or Board equivalent.

9. Standard Fastfood Litter condition and reason.

10. Standard Fastfood Odour condition and reason.

11. Standard waste management condition and reason.

12. Standard CMP1 condition and reason.

13. PA condition 14 and reason or Board equivalent.

14. S.48 General Contribution Condition and Reason Unspecified.

Board Member: \_\_\_\_\_ Date: October 5<sup>th</sup>, 2016  
Nicholas Mulcahy