



Board Direction

Ref: PL26.247141

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th December 2016. The Board decided by a majority of 2:1 to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, the established commercial use on the site, its location in the built-up area of Carrick-on-Bannow village, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not be prejudicial to public health, would not detract from the retail vitality or viability of the village and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic
2. The hours of operation of the proposed development shall be limited to between 16:30 and 23:30 on any day.

Reason: In the interest of the residential amenities of property in the vicinity.

3. The noise level shall not exceed 55 dB(A) $L_{eq,15min}$ (corrected by penalty for tonal or impulsive components) at residential property in the vicinity, including the apartments to the south of the site, between 0800 and 2000 hours, Monday to Friday inclusive, and shall not exceed 45 dB(A) $L_{eq,15min}$ at any other time. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a noise compliance monitoring programme for the proposed development. All noise measurements shall be carried out in accordance with ISO Recommendation 1996 "Acoustics - Description, measurement and assessment of environmental noise". The results of the initial noise compliance monitoring shall be submitted to, and agreed in writing with, the planning authority within six months of the coming into operation of the proposed development.

Reason: To protect the residential amenities of property in the vicinity.

4. No music or other amplified sound shall be broadcast externally from the proposed development.

Reason: To protect the residential amenities of property in the vicinity.

5. Any venting, fans or other extraction to serve the proposed development shall be strictly limited to the north façade of the building. Revised drawings and particulars showing details of an odour management system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To contain odour, in the interest of protection of the amenity of residential property in the vicinity.

6. The odour concentration arising from the proposed development shall not exceed a $C_{98,1\text{-hour}}$ value of $30\mu\text{E}/\text{m}^3$ at residential property in the vicinity, including the apartments to the south.

Reason: In the interest of the amenities of residential property in the vicinity.

7. The proposed shopfront shall be in accordance with the following requirements:

- (a) signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering,
- (b) lighting shall be by means of concealed neon tubing or by rear illumination,
- (c) no awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,
- (d) any internal shutter shall be only of the perforated type, coloured to match the shopfront colour, and
- (e) no adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interest of visual amenity.

8. CommFinishes
9. RetailAd 3
10. Litter
11. Section 48 Unspecified

Board Member: _____ Date: 21st December 2016
Fionna O' Regan