



An  
Bord  
Pleanála

**Board Direction**  
**PL06D.247497**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 13<sup>th</sup> 2017.

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

### **Reasons and Considerations**

Having regard to the existing pattern of development in the area including the established commercial use on the site and the immediately adjoining sites; the nature of the development proposed and its location within a town centre, it is considered that the proposed development subject to compliance with the conditions set out would not adversely impact on the amenities of the area, would not give rise to a traffic hazard or seriously injure the amenities or depreciate the value of properties in the vicinity of the site and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application and received by the planning authority on the 11th day of August 2016 and as subsequently revised and amended on the 30th day of November 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. No amplified music shall be played outside of the confines of building.

**Reason:** In the interest of the safeguarding of adjoining amenities.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001 as amended, no additional external signs or advertising material shall be erected unless the subject of a further grant of permission.

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

4. The construction of the development shall be managed in accordance with a Construction and Waste Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, hours of working, noise management measures and offsite disposal of construction/demolition waste.

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

5. 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. The level of the contribution shall reflect the floor area and extent of development permitted. The contribution shall be paid prior to the commencement of development or in such phased payments the planning authority may facilitate. 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 Scheme.

**Reason:** It is a requirement 48 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:13.03.17**

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Paul Hyde