



Board Direction

Ref: PL09.247522

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th February 2017.

The Board decided 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 development proposed to be retained, its central location within the village of Calverstown, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the amenities and character of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development to the area.

CONDITIONS

1. PlansPartic incl. FI 14/09/16
2. The takeaway shall not operate outside the hours of 17:00 to 23.00 on any day, unless otherwise authorised by a further grant of planning permission.

Reason: In the interest of clarity and of residential amenity.

3. (1) The noise level shall not exceed 55 dB(A) $L_{eq,30min}$ (corrected by penalty for any tonal or impulsive components) at the nearest residential unit between 08:00 and 18:00 hours on Monday to Friday, and shall not exceed 45 dB(A) $L_{eq,30min}$ at any other time.
- (2) Within three months of the date of this Order, a detailed noise survey and report shall be submitted to and agreed in writing with the planning authority. The survey shall be undertaken by an appropriately qualified and experienced professional in accordance with procedures that shall be submitted to and agreed in writing with the planning authority.

- (3) Any recommendations arising from the report shall be implemented to the written satisfaction of the planning authority within six months of the date of this Order.

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

4. The developer shall control odour emissions from the premises in accordance with measures, including extract duct details, which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interest of public health and to protect the amenities of property in the vicinity.

5. A plan containing details for the management of waste and recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment and residential amenity.

6. Litter
7. RetailAd 3
8. Urban WaterDrain

Board Member: _____ Date: 6th February 2017
Fionna O' Regan