



Board Direction

Ref: **PL29S.247619**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st March 2017.

The Board decided to grant permission 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 Z4 District Centre use land use zoning objective for the area as set out in the Dublin City Development Plan 2016 – 2022 where a shop is a permissible use, the pattern of development in the vicinity, and the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Development Plan, would not seriously injure the character or amenities of the area or of property in the vicinity, would return a vacant building to active use, would support the vitality and viability of the village centre, 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.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the low number of HGV deliveries involved at two per week, and considered that this was not a matter sufficient to merit refusal of permission in an urban area, also noting the designation of Ballyfermot Village as a Key District Centre. Neither did the Board share the Inspector's view in relation to the matter of control over the access from Blackditch Road, in view of the folio details. The Board shared the planning authority's view on these matters, as well as on parking.

CONDITIONS

1. PlansPartic incl. FI 29/09/16
2. Prior to commencement of development, details of landscaping and boundary treatment, including details of the proposed rear entrance and gates, and any modifications to the footpath.

Reason: In the interest of orderly development, visual amenity, and the safety and convenience of pedestrians and traffic.

3. The proposed shopfront shall be in accordance with the following requirements:
 - (a) No additional signage shall be provided other than that shown on the submitted drawings.
 - (b) Any lighting shall be concealed or otherwise by rear illumination.
 - (c) External roller shutters shall not be installed; any internal shutters shall be only of the perforated type, coloured to match the shopfront colour.
 - (d) No adhesive material shall be affixed to the windows or the shopfronts.

Reason: In the interest of visual amenity.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs other than those specifically authorised by this permission, (including any signs installed to be visible through the windows), advertisement structures, banners, awnings, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

5. Details, including samples, of the materials, colours and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

6. The proposed development shall not operate outside the hours of 09:00 to 20:00 unless authorised by a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

7. Urban WaterDrain

8. RoofPlant

9. All service cables associated with the proposed development (such as electrical, telecommunications and lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

10. Litter

11. A plan containing details for the management of waste and recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. 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.

12. CMP1

13. Section 48

Board Member: _____ Date: 28th March 2017
Fionna O' Regan