



An
Bord
Pleanála

Board Direction
PL06F.248034

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 12th July 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 permitted use of the building, the zoning objectives for the area and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or 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 of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. The external finishes shall be the same as those of the existing premises in respect of colour and texture.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

5. No new window shall be inserted on the eastern elevation of the building without a prior grant of planning permission.

Reason: In the interests of residential amenity.

6. The hours of operation shall be between 07:30 hours and 17:30 hours Monday to Friday and between 08:00 hours and 13:00 hours on Saturday. The unit shall not operate on Sundays or public holidays. No deliveries shall be taken at or dispatched from the premises and no manoeuvring of vehicles or goods outside of the premises shall occur outside of these hours.

Reason: To protect the residential amenities of the area.

7. Site development and building works shall be carried out between the hours of 0800 hours to 1900 hours Monday to Friday inclusive and between 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of properties in the vicinity.

8. Provision shall be made for loading bays within the site. Details of this provision including swept manoeuvring paths, bay dimensions, and segregation of commercial vehicles from pedestrian circulation areas and car parking areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure a satisfactory layout for commercial vehicles, in the interest of traffic safety

Board Member

Date:

Eugene Nixon