



An
Bord
Pleanála

Board Direction
PL61.248080

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 18th 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 planning history relating to the site 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 residential amenities of the area, would be acceptable in terms of pedestrian and traffic safety and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 20th day of December 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. The sandwich bar shall not be used for the sale of hot food for consumption off the premises, other than the provision of a hot sandwich or wrap. Outdoor seating shall not be provided.

Reason: To protect the amenities of the area.

3. The shop sign shall consist of hand painted lettering or solid individual lettering affixed directly to the shop front façade. The sign may be backlit but shall not be internally illuminated. Details of the signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of visual amenity.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional advertising signs or structures, other than those agreed under condition 3 of this order, shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interests of visual amenity.

5. The hours of operation shall be between 07.30 hours and 18.30 hours Monday to Saturday and 09.00 and 17.00 on Sunday only.

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

6. The developer shall control odour emission from the premises in accordance with measures which shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interests of public health and to protect the amenities of the area.

7. No additional development shall take above roof parapet level, including air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment unless authorised by a further grant of permission.

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

8. Details of measures to control the transmission of sound from the premises shall be submitted to and agreed in writing with the planning authority prior to the commencement of the development.

Reason: To protect the amenities of the area.

Board Member

Date: 20th July 2017

Eugene Nixon