



An
Bord
Pleanála

**Board Direction
PL29S.248267**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th August 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 provisions of the current Development Plan and to the nature, and scale of the development proposed to be retained and the proposed development, it is considered that, subject to compliance with the following conditions, the development proposed to be retained and the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The development proposed to be retained and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 developer shall submit revised floor plans and elevation drawings to the planning authority for its written agreement before development commences, which accurately describe the scale of the proposed extension relative to the existing refrigerated coldroom. The dimensions of the proposed extension shall not exceed those of the existing coldroom other than to allow for erection of the structure and the installation of the sound-proofing measures required under Condition no. 3 above.

Reason: In the interest of clarity.

3. The developer shall submit detailed plans and particulars to the planning authority for its written agreement before development commences, which indicate sound-proofing measures for the proposed extension, and these measures shall be implemented in full.

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

4. The external finishes of the proposed extension shall be the same as those of the existing building in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

6. Site development and building works shall be carried out only between the hours of 7.00 hours and 18.00 Monday to Friday inclusive and between 08.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of adjacent dwellings

7. 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, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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: 11th August 2017

Terry Prendergast