



An
Bord
Pleanála

**Board Direction
PL06F.248271**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th 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 'Local Centre' zoning of the site, the current use of the site and the pattern of existing development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity. The proposed development 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, 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 hours of trading shall be between 0800 hours and 2200 hours on Mondays to Saturdays inclusive (excluding public holidays), and between 0900 hours and 2100 hours on Sundays and public holidays. No deliveries shall be taken at or dispatched from the premises outside the hours of 0800 and 2100, Mondays to Saturdays (excluding public holidays) and 1030 hours and 1900 hours on Sundays and public holidays.

Reason: To protect the residential amenities of the area.

3. As per PL 06F.238054, Condition No. 16, Noise.

Board Member

Date: 17 August 2017

Terry Prendergast