



An
Bord
Pleanála

Board Direction
PL06D.248316

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18 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 planning history of the site and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would accord with Zoning Objective A of the Dunlaoghaire Rathdown Development Plan 2016-2022, would not seriously injure the residential amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposal would thus accord 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. Prior to the installation of the external shop signage, the developer shall submit a scheme for such signage to the Planning Authority for its written agreement and, thereafter, only the agreed scheme shall be implemented.

Reason: In the interest of visual amenity.

3. The outdoor space allocated to the café unit at the eastern end of the site shall not be made available for the use of customers at any time.

Reason: In order to safeguard the residential amenities of the area.

4. The hours of opening to the public shall be between 07.00 hours and 19.00 hours Mondays to Saturdays inclusive (excluding public holidays), and between 09.00 hours and 19.00 hours on Sundays and public holidays

Reason: In order to safeguard the residential amenities of the area.

5. Section 48 (special) towards the provision of on-street cycle parking to be placed on public roads/areas within the vicinity of the site.

Board Member

Date: 18 August 2017

Terry Prendergast