



An
Bord
Pleanála

**Board Direction
PL02 248761**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10 November, 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 location of the proposed development, in an area of generally mixed land uses, and to the layout of the development where most traffic movements lie to the east of the existing retail building, it is considered that, subject to compliance with the condition set out below, the proposed development is acceptable, and would not detract from the amenity of land zoned for residential development in the immediate vicinity of the appeal site, or in the wider area, or from the retail vitality of the town centre. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

The hours of operation of the store, including periods of delivery, shall be restricted to the following:

- Monday to Friday 0700 hours to 2100 hours
- Saturdays 0800 hours to 2100 hours

- Sundays and Bank Holidays 1000 hours to 2000 hours.

Reason: In the interest of residential amenity.

Board Member

Date: 10.11.2017

Terry Prendergast