



An
Bord
Pleanála

Board Direction
PL03.248804

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27th October 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 commercial zoning objective, the pattern of development in the vicinity and the scale and nature of the proposed development, it is considered that, subject to compliance with conditions below, the proposed development would not be prejudicial to public health or seriously injure the visual amenities of the area or residential amenity of the adjoining dwellings or have a serious negative impact on the vitality and viability of Ennis Town Centre. 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of all external shopfronts and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area/visual amenity.

3. a) Details of the grease trap to be provided within the curtilage of the site shall be submitted to, and agreed in writing, with the Planning Authority prior to commencement of the development.
b) No air conditioning extractor fans or other apparatus shall be mounted on the facade of the premises.

Reason: In the interest of public health and proper planning.

4. A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

5. Water supply and drainage arrangements, including the attenuation and

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

Board Member

Date: 27th October 2017

John Connolly