



An
Bord
Pleanála

Board Direction
PL17.248824

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th 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 site history, the zoning objectives for the area, the established use, and the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would be acceptable in terms of traffic impact and would 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, as amended by the further plans and particulars submitted on the 5th day of May 2017, the 16th day of May 2017 and the 19th day of May 2017, 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 proposed meat processing area and butchers store shall only be used for the preparation and storage of raw and cooked meat products for sale in the adjacent retail unit at No. 14 Brew's Hill and shall not be used to supply other retail units, or to directly sell products to members of the public.

Reason: In the interests of clarity.

3. The proposed meat processing unit shall only operate between the hours of 08:30 and 18:00 Mondays to Fridays inclusive, between 09:00 and 13:00 hours on Saturdays and not at all on Sundays and public holidays.

Reason: In order to safeguard the residential amenities of property in the vicinity.

4. All goods, including raw materials, manufactured goods, packaging, crates etc. and all meat waste shall be stored only within the enclosed building.

Reason: In the interest of visual and residential amenity.

5. Prior to the commencement of development, proposals shall be submitted to, and agreed in writing with, the Planning Authority, for the control of odour and fumes from the site. The proposals shall include elevations and details of the proposed extraction fans on the building.

Reason: In the interests of public health and to protect the residential amenities of property in the vicinity of the site.

6. The noise level shall not exceed 55 dB(A) rated sound level, as measured at the nearest noise sensitive location. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

7. 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.

8. Site development and building works shall be carried out only between the hours of 08:00 to 19:00 Mondays to Fridays inclusive, 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: In order to safeguard the residential amenities of property in the vicinity.

9. 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.

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: 8th November 2017

John Connolly