



An
Bord
Pleanála

**Board Direction
PL06F 248880**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20 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 temporary nature, detailed design and limited scale of the proposed development, its location on lands zoned for ME uses and within a designated Level 4 retail centre in the Fingal County Development Plan 2017 to 2023 and to the detailed policies and objectives as set out in the Development Plan, it is considered that subject to compliance with the conditions set out below, the proposed development would be plan led, comply with the retail hierarchy set out in the Development Plan, would comply with the policies and objectives set out in the 'Retail Planning Guidelines for Planning Authorities' issued by the Department of the Environment, Community and Local Government in April 2012 and the Retail Strategy for the Greater Dublin Area and would not be premature or establish an inappropriate precedent for similar development. 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, as amended by the further plans and particulars submitted on the 25th 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 permission permits the change of use of the unit C2/C3 only from retail warehouse to supermarket for a period of 10 years from the date of this order, unless before the end of that period, permission for the continuance of the use beyond that date has been granted.

Reason: To enable the development to be reviewed, in the interest of the sustainable planning and development of the area, having regard to the circumstances then prevailing.

3. The hours of operation shall be between 08.00 hours and 22.00 hours Monday to Sunday. Delivery times shall be between 07.00 hours and 23.00 hours Monday to Sunday. No trade or delivery, respectively, shall take place outside of these hours.

Reason: In the interest of the residential amenities of property in the vicinity.

4. Prior to the commencement of development, the following shall be submitted to the planning authority for written agreement:
 - i. Appropriately scaled elevational drawings of the proposed signage to be erected on the front external elevation of the supermarket, and=
 - ii. Details of any roller shutters, roller shutter boxes or other security shuttering (to be open grille type, dark coloured and installed internally behind the line of glazing).

Reason: In the interest of the visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

6. All necessary measures shall be taken to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of works on the subject site.

Reason: In the interest of traffic safety and visual amenity.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 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.

Board Member

Date: 20.11.2017

Terry Prendergast