



An
Bord
Pleanála

Board Direction
PL19 248906

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th December, 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 and existing use of the site, the pattern of development and the character of the area, the nature, extent and design of the development proposed, it is considered that subject to compliance with the conditions set out below, the proposed development would not represent a poor quality of urban design or seriously injure the visual amenities of the area. 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 April 2017, in accordance with the 'applicant's preferred option' and as illustrated in Drawing No. 1002 PL.14 except as may otherwise be required in order to comply with the following

conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

The siting of the structure shall be amended to provide for a set-back not less than 9m from the southwestern boundary of the site. Continuous screen planting of indigenous trees and shrubs shall be provided along this boundary.

Reason: In the interest of visual amenity.

3. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following: -

(a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development;

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings;

(c) details of proposed street furniture, including bollards, lighting fixtures and seating;

(d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

- 4 Details, including samples, of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

5. The road works associated with the proposed development including the setting out of the entrances, paving and surface finishes shall be carried out and completed in accordance with the requirements of the planning authority.

Reason: In the interest of traffic safety and orderly development.

6. The proposed shopfront to the foodstore shall be in accordance with the following requirements:

- (a) No additional signage other than that shown on the submitted drawings shall be erected on site.

- (b) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of permission.

- (c) External roller shutters shall not be erected. Any internal shutters shall be only of the perforated type, coloured to match the shopfront colour.

- (d) No adhesive material shall be affixed to the windows or the shopfronts.

Reason: In the interest of visual amenity.

7. No advertisement or advertisement structure other than those shown on the drawing submitted with the application shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building, unless authorised by a further grant of permission

Reason: In the interest of visual amenity.

8. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, no items associated with refrigeration, ventilation or air conditioning shall be erected or placed on any external surface of the proposed structures without the prior written agreement of the Planning Authority. Details relating to any items associated with refrigeration, ventilation or air conditioning proposed on any external surface shall be submitted to and agreed with the planning authority and shall also indicate clearly precautions that is containment to avoid excessive noise or nuisance to adjoining properties.

Reason: In the interest of the amenity of the area.

9. Water supply and drainage arrangements shall comply with the requirements of the Planning Authority for such works and services, and shall be agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of public health and to ensure a proper standard of development.

10. Prior to commencement of development, proposals for the location and form of all public lighting shall be submitted for the written agreement of the Planning Authority. This shall include details of design of individual lamp standards, details of the likely intensity of lighting.

Reason: In the interest of orderly development.

11. All service cables associated with the proposed development (such as electrical, television, telephone and public lighting cables) shall be run underground within the site.

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

12. A waste management plan including the provision for the storage, separation and collection of all waste, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the permitted use.

Reason: In the interest of public health and the amenities of the area.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction / demolition waste.

Reason: In the interests of public safety and residential amenity.

14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting the 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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contributions Scheme made under section 48 if the Act be applied to the permission.

Board Member

Date: 11.12.2017

Terry Prendergast