



An
Bord
Pleanála

Board Direction
PL15.249333

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th March 2018.

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 site within the commercial core of Blackrock and the pattern of existing development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area and would not conflict with the objectives of the Louth County Development Plan, 2015-2021. 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 23rd day of August 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 hours of operation shall be between 08.00 hours and 21.00 hours.

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

3. The developer shall control odour emissions from the premises in accordance with measures, including ducting, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

4. Litter in the vicinity of the premises and refuse from the premises shall be controlled in accordance with a scheme of litter and refuse control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

5. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

6. The proposed shopfront shall be in accordance with the following requirements:
- (a) Signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering,
 - (b) Lighting shall be by means of concealed neon tubing or by rear illumination,
 - (c) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,
 - (d) No adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interest of visual amenity.

7. Water supply and drainage arrangements (included the installation of appropriate grease traps in the kitchen) shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: 6th March 2018

Maria FitzGerald