



An
Bord
Pleanála

Board Direction
BD-001427-18
ABP-300351-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2018.

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 established retail use of the site, the zoning objective for the area, the planning history of the site, and the nature and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the area or of property in the vicinity and 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. During the operational phase of the proposed development, the noise level at the nearest dwelling shall not exceed 55 dB(A) rated sound level (that is, corrected sound level for a tonal or impulsive component) during the period 0800 to 2000 hours Monday to Saturday inclusive, and shall not exceed 45 dB(A) at any other time. 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.

3. This permission shall be restricted to a period of three years from the date of commencement unless, prior to the end of this period, planning permission has been granted for its continuation.

Reason: In order to allow the planning authority to assess the impact of the proposed development on the residential amenities of property in the area over the period.

Board Member

Date: 23/10/2018

John Connolly