



An
Bord
Pleanála

Board Direction
BD-000262-18
ABP-300450-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st May 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Town Centre zoning of the site, the existing permission on the site and the pattern of 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 or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development was acceptable given the zoning of the site and the hours of operation proposed.

Conditions

1. PlanPartic
2. The proposed development shall not be open to the public outside the hours of 08.00 to 21.00 Monday to Saturday or 09.00 to 19.00 on Sundays and public holidays. Deliveries shall not take place before the 07.00 on Monday to

Saturday or before 08.00 on Sundays and public holidays. Deliveries shall not take place after 22.00 on any day.

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

3. PA Condition No.3 adding 'unless amended by a grant of permission' at end of condition.

Board Member

Date: 01/05/2018

Terry Prendergast