



An
Bord
Pleanála

Board Direction
BD-000332-18
ABP-300586-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 21st 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

It is considered that the change of use from a retail unit to a café and retail unit together with the alterations undertaken and alterations proposed on the subject site subject to conditions set out below, would not seriously injure the residential amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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 drawings received by the planning authority on 1st day of November 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 the

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 café shall operate between the hours of Monday to Friday 8 a.m. to 10 p.m., Saturday 10 a.m. to 10 p.m. and Sunday 10 a.m. to 6 p.m. only.

Reason: In order to safeguard the amenities of adjoining residential dwellings.

3 Water supply and drainage arrangements, including the [attenuation and] disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4 Site development and building work shall be carried out only between the hours of 7 a.m. to 6 p.m. Monday to Fridays inclusive, between 8 a.m. and 2 p.m. on Saturdays and not all on Sundays or Bank Holidays. Deviation from these times will be 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.

5 The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during the construction works and in the interest of orderly development.

6 All works to the protected structure shall be carried out with the input of a specialist expertise from a conservation architect and in accordance with the Architectural Heritage Protection Guidelines and the advice as issued by the Department of Arts, Heritage and the Gaeltacht and also the conservation impact assessment submitted with the application.

Reason: To ensure the protection of the architectural integrity of the protected structure.

Board Member

Date: 21/05/2018

Paul Hyde