



An  
Bord  
Pleanála

**Board Direction**  
**BD-000529-18**  
**ABP-300754-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2018.

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 zoning of the site location, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the residential amenities of property in the vicinity and would 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 lodged with the application except as may otherwise be required 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. Prior to the commencement of the development, full details of the proposed arrangements for installation of ventilation and extraction facilities serving the development, inclusive of the proposed location for the flue, shall be submitted to and agreed in writing, the planning authority.

**Reason:** In the interest of clarity and amenity.

3. No external security shutters shall be erected on the premises unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity

4. The proposed shopfront shall be in accordance with the following requirements:-

- (a) Signs shall be restricted to a single fascia sign in hand-painted lettering or individually mounted lettering,
- (b) Lighting of the fascia and shopfront shall be by means of external illumination only.
- (c) The existing projecting sign shall be removed prior to occupation of the unit. 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.
- (e) No free-standing advertising structures may be erected in front of the premises.

**Reason:** In the interest of visual amenity.

5. The premises shall not be used as an independent take-away facility. Take-away facilities shall be confined to those which are ancillary to the main use as a restaurant.

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

6. Waste within the development, including the provision of facilities for the storage, separation and collection of the waste and recyclable materials shall be in accordance with the requirements of the planning authority. Full details shall be submitted to and agreed in writing with the planning authority prior to the commencement of the development.

**Reason:** To provide for the appropriate management of waste and recyclable materials.

**Board Member**

**Date:** 19/06/2018

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John Connolly