



An
Bord
Pleanála

Board Direction
BD-000543-18
ABP-300878-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/06/2018.

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 strategic objectives for the redevelopment of the East Eyre Square Opportunity Site within which the existing vacant gap site on Forster Street and, to the zoning objective for the area in which restaurant and cafe use is acceptable in principle according to the Galway City Development Plan, 2017-2023; to the extent and range of existing services and facilities within the area and, to the temporary duration of the proposed pop up restaurant and take away development, it is considered that, subject to the conditions attached below, the proposed development of a pop up restaurant and takeaway

- would not undermine or conflict with the strategic development objectives for the opportunity site within which the site is located or the zoning objective provided for in the said development plan.
- would not materially contravene the said development plan and would not seriously injure the visual amenity of the area.
- 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 as amended by the plans and particulars submitted to an Bord Pleanála on 7th February, 2017 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 details.

Reason: In the interest of clarity

2. This grant of permission shall apply for a period of two years from the date of this order prior to which the use shall cease and the structures shall be removed unless a further grant of permission for a further period has been obtained.

Reason. In the interest of clarity and to allow for future comprehensive development of the site.

3. Details of materials, colours and textures of all external finishes shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

- 4 RetailAd 4.

Reason. In the interest of visual amenity.

5. The takeaway facility shall be ancillary to the main restaurant use and shall not be subdivided or operated as a separate entity.

Reason: In the interest of clarity, and orderly development.

6. Water supply and drainage arrangements, including the 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.

- 7 No amplified music played on the premise shall be audible from outside of the premises.

Reason: To protect the [residential] amenities of property in the area.

- 8 Standard condition "S.48 unspecified".

Board Member

Date: 20/06/2018

Stephen Bohan