



An
Bord
Pleanála

Board Direction
BD-001693-18
ABP-301499-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/11/2018.

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 location of the site within the village centre of Carlingford and the pattern of development in the area, it is considered that the proposed restaurant/take away, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area, would not detract from the character of the Architectural Conservation Area and would not conflict with the objectives of the Louth County Development Plan. 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, 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. The hours of opening of the restaurant and take-away shall be restricted to between:

1200 hours and 0100 hours Monday to Thursday, and

1200 hours and 0200 hours Friday to Sunday

Reason: In the interest of the amenities of the area.

3. The proposed development shall be in accordance with the following requirements:

(a) Signage shall be restricted to a single fascia sign. Signage shall be contained within the wooden fascia panel, using sign writing or comprising either hand-painted lettering or individually mounted lettering onto the wooden fascia board, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

(b) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,

(c) No adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interest of visual amenity.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

5. The developer shall control odour emissions from the premises in accordance with measures, including ducting, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health and to protect the amenities of the

area.

6. Litter in the vicinity of the premises and refuse from the premises shall be controlled in accordance with a scheme of litter and refuse control which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

7. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

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

Reason: In the interest of public health.

Board Member

Date: 20/11/2018

John Connolly