



An  
Bord  
Pleanála

**Board Direction**  
**BD-001873-18**  
**ABP-302096-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2018.

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 policies and objectives of the Clare Country Development Plan 2017-2023 and the Shannon Town Centre and Environs Local Area Plan 2012-2018, and having regard to the location and nature of the proposed use, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of development at this location, would not seriously injure the amenities of the area or of property in the vicinity and 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 further plans and particulars submitted on the 20<sup>th</sup> day of June 2018, 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 opening hours of the restaurant and takeaway facility shall be between 09:00 and 23:00 hours each day except as follows:
  - Friday 0900 hrs until 0100 hrs Saturday,
  - Saturdays 0900 until 0100 hrs Sunday, and
  - Sundays of bank holiday weekends only: Sundays 0900 until 0100 hrs Monday.

**Reason:** To protect the amenities of the surrounding area.

3. Other than two name signs, one over the existing glazing and frame and one over the door frame, no other signage shall be erected externally on the premises without a further grant of permission. Details of the proposed name signs shall be submitted for the prior written agreement of the planning authority.

**Reason:** To protect the visual amenities of the area.

4. Adequately sized grease traps shall be provided within the curtilage of the premises.

**Reason:** In the interest of public health and development control.

**Board Member**

**Date:** 07/12/2018

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Dave Walsh