



An  
Bord  
Pleanála

**Board Direction**  
**BD-002970-19**  
**ABP-303496-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/05/2019.

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 proposed development, consisting of an outdoor food market on lands zoned under land use objective OE within the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the Sandyford Urban Framework Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the zoning objective for the site, would not seriously injure the 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 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 food market shall operate from March to October between the hours of 1200 and 1500, three days a week only.

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

3. No music or amplified sound shall be audible outside of the site.

**Reason:** To protect the amenities of property in the vicinity of the site.

4. The stalls and seating area shall be removed from site outside the operating hours of the food market. No permanent fixtures or fittings shall be erected or installed prior to the separate grant of permission.

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

5. No permanent signs, symbols or flags shall be erected on the site without a prior grant of permission.

**Reason:** To avoid visual clutter.

6. Litter in the vicinity of the food market shall be controlled in accordance with a scheme of litter 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 temporary litter bins and refuse storage facilities.

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

7. A plan containing details for the management of waste/recyclable materials within the development, including the provision of facilities for the storage,

separation and collection of the waste/recyclable materials including waste oil and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste/recyclable materials in the interest of protecting the environment

**Board Member**

**Date:** 08/05/2019

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Terry Prendergast