



An
Bord
Pleanála

Board Direction
BD-002901-19
ABP-303565-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2019.

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 the zoning objective of the area, the design, layout and scale of the proposed development to be retained and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the development to be retained would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission to retain is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. In line with the submission dated the 24th day of February 2019 from the applicant which commits to ceasing any bakery operations on the premises from the 26th day of February 2019, the retained use of the premises shall be solely for the use as a café, which will include the topping, finishing and retailing of doughnuts and the sale of coffee and soft drinks. No baking, production of dough or frying of doughnuts shall occur at the subject premises, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity.

Board Member

Date: 30/04/2019

Dave Walsh