



An
Bord
Pleanála

Board Direction
BD-003170-19
ABP-303699-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2019.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the site, the pattern of development in the area, and the nature of the proposed change of use, which includes a restaurant element, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not consider that the change of use from retail to restaurant/takeaway would give rise to a proliferation of takeaway use such that it would be disproportionate to the overall size and character of the area.

Conditions

1. Planpartic
2. The developer shall control odour emissions from the premises in accordance with measures [including extract duct details] 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.

3. PA c 7
4. PA c 8
5. PA c 10
6. PA c 12
7. Litter in the vicinity of the premises 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 litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

8. No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

9. 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.

10. Construction Hours

Board Member

Date: 29/05/2019

Terry Prendergast