



An
Bord
Pleanála

Board Direction
BD-003616-19
ABP-304265-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2019.

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 current zoning of the lands for Major Town Centre uses and the location within the area defined as the retail core of Blanchardstown, it is considered that the proposed convenience element within a comparison outlet, notwithstanding the planning history of the site, which predates the current development plan, would not detract from the vitality or viability of the Blanchardstown Town Centre as a whole, and would otherwise 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.

Reason: In the interest of clarity.

2. 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.

3. Hours of operation to be agreed in writing with the Planning Authority prior to commencement of development.

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

Board Member

Date: 23/07/2019

Maria FitzGerald