



An  
Bord  
Pleanála

**Board Direction**  
**BD-003922-19**  
**ABP-304332-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2019.

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 established public house use on this site; the pattern of development in the area; the extent of the site, and the limited nature of the proposed alterations; it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity, would not be prejudicial to public health, would be acceptable in terms of traffic safety convenience, 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 further plans and particulars submitted on the 4<sup>th</sup> day of March 2019, and by the further plans and particulars received by An Bord Pleanála on the 29<sup>th</sup> day of April 2019; 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 out in accordance with the agreed particulars

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

2. Details of external finishes of the proposed extensions to the public house, shall be submitted for the written agreement of the planning authority, prior to commencement of development.

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

3. Apart from the signage shown on the submitted drawings, no further advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity, and to allow the planning authority to assess any further signage through the statutory planning process

4. Provision shall be made for parking for 8 no. bicycles; immediately adjacent to the public house building. Revised proposals shall be submitted for the written agreement of the planning authority, and the rack shall be installed prior to commissioning of the new extension to the public house.

**Reason:** In the interest of traffic safety and amenity.

5. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services

**Reason:** In the interest of public health.

6. Construction and demolition waste shall be managed in accordance with a Construction Waste and Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government, in July 2006.

**Reason:** In the interest of sustainable waste management.

7. Site development and building works shall be carried out only between the hours 0800-1900 Mondays to Fridays inclusive; between the hours 0800-1600 on Saturdays; and not at all on Sundays or public holidays. Deviations from these times will only be allowed in exceptional circumstances, where prior written approval has been received from the planning authority.

**Reason:** To safeguard the amenities of residential property in the vicinity.

8. Piped music/radio shall not be broadcast externally within the site.

**Reason:** In the interest of residential amenity and the wider amenities of the area.

9. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the

Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

**Date:** 30/08/2019

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John Connolly