



An
Bord
Pleanála

Board Direction
BD-004728-19
ABP-304815-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 presence of an established business on site and to the ancillary nature of the development to be retained, it is considered that, subject to compliance with conditions below, the development for which retention is sought would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 within the specified time and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. This permission shall be for a period of two years from the date of this order. The diesel fuel dispensing pumps hereby authorised for the temporary period shall be fully decommissioned within three months of expiry of the temporary permission. Proposals for removal of the diesel fuel dispensing pumps and associated infrastructure shall be submitted to the Planning Authority for written agreement within three months of the date of this order.

Reason: In the interests of orderly development.

3. Within three months of the date of this order the applicant shall agree in writing with the Planning Authority proposals for a permanent locking mechanism for the fuel pumps to be released when refuelling of Coyle fuels vehicles only.

Reason: In the interests of orderly development.

4. Within three months of the date of this order signage details shall be erected on the pumps to clarify that they are for use by Coyle fuels only.

Reason: In the interests of orderly development.

5.

(a) Within three months of the date of this order, signage details confirming that no diesel, marked gas oil or kerosene products are available for purchase at the site shall be agreed in writing with the Planning Authority.

(b) Agreed signage details referred to in Condition 5 (a) shall be erected at the entrance to the facility within two weeks from the date of the written agreement referred to above being issued by the Planning Authority.

Reason: In the interests of orderly development.

6. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no other advertisement signs; advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or

erected on the building or within the site without the prior grant of planning permission.

Reason: In the interests of visual amenity.

[**Note:** The Board considered that permission for a period of two years from the date of this order is sufficient]

Board Member

Date: 11/12/2019

Stephen Bohan