



An
Bord
Pleanála

Board Direction
BD-004594-19
ABP-305037-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/11/2019.

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 size and scale of the proposed refurbishment proposals for The Swans Bar which is an existing business within a rural area, it is considered that, subject to compliance with the conditions below, the revised proposal would not seriously injure the residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 12 th day of June 2019 and by the further plans and particulars received by An Bord Pleanála on the 26 th day of August 2019, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details |
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	<p>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 in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The no parking zone in front of the existing buildings shall be extended southwards, to leave only 2 parallel car parking spaces.</p> <p>(b) Signage directing drivers to use the car park to the rear of the public house.</p> <p>(c) A revised layout of the car park showing parallel car parking spaces with a length of 6m and the formalisation of the existing entrance/exit.</p> <p>(d) Details of the proposed smoking shelter and the external seating area, including the seating and the screen.</p> <p>Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interests of road safety, the efficient use of car parking spaces, and visual amenity.</p>
3.	<p>Prior to the commencement of use of the porch and external seating area, the car park as shown on the submitted plans and revised in accordance with condition 2(c) above, shall be provided with a sealed surface and formally laid out. Likewise, the no parking area to the front of the site shall be formally laid out in accordance with condition 2(a) above.</p> <p>Reason: In the interests of the efficient use of car parking spaces, residential amenity, and road safety.</p>
4.	<p>Prior to the commencement of use of the porch and external seating area, the utility pole adjacent to the entrance/exit to the car park shall be re-sited to a position behind the hard shoulder to the regional road.</p>

	Reason: In the interest of road safety.
5.	Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services. Reason: In the interest of public safety.
6.	Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. Reason: In order to safeguard the residential amenities of property in the vicinity.
7.	The external seating area shall not be used after 1900 hrs and at that time tables, chairs, screens and other equipment shall be removed to storage. Neither the external seating area nor the car park shall be used as a venue for playing music and any relaying of music from the public house to these areas shall not occur. Reason: In order to safeguard the residential amenities of property in the vicinity.

Board Member

Date: 26/11/2019

Maria FitzGerald