



An  
Bord  
Pleanála

**Board Direction**  
**BD-005026-20**  
**ABP-305705-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2020.

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 Retail Planning Guidelines for planning authorities issued by the Department, Environment, Community and Local Government in April 2012, the Kerry County Development Plan 2015 - 2021, and the Kenmare Functional Area Local Area Plan 2010 – 2016, it is considered that the proposed redevelopment of the site to facilitate its continuing use as a service station would be in accordance with the mixed-use zoning of the site and the proposed provision of 100 sqm of net retail floorspace would comply with the Guidelines. The proposal would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>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. 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 in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) Details of the type, size, and siting of all externally mounted equipment on the proposed forecourt building shall be made explicit.</p> <p>(b) Details of how the proposal would be externally illuminated shall be made explicit.</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><b>Reason:</b> In the interest of the visual and residential amenities of the area.</p>
3.	<p>The deli/sandwich bar shall not be used for the sale of hot food off the premises (i.e. a take-away).</p> <p><b>Reason:</b> In the interests of the residential amenities of the area.</p>
4.	<p>Details of the materials, colours and textures of (a) the external finishes to the proposed forecourt building and (b) the surface finishes to the forecourt itself shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
5.	<p>(a) All foul sewage and soiled water shall be discharged to the public foul sewer.</p>

	<p>(b) Only clean, uncontaminated storm water shall be discharged to the surface water drainage system.</p> <p><b>Reason:</b> In the interest of public health.</p>
6.	<p>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. The 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.</p> <p><b>Reason:</b> In the interest of sustainable waste management.</p>
7.	<p>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.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
8.	<p>No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the canopy, on the forecourt building or anywhere within the curtilage of the site) unless authorised by a further grant of planning permission.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
9.	<p>The hours of operation shall be between 06.00 hours and 23.00 hours Monday to Saturday and between 07.00 hours and 23.00 hours on Sunday.</p> <p><b>Reason:</b> In the interest of the residential amenities of property in the vicinity.</p>

10.	<p>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.</p> <p><b>Reason:</b> 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.</p>
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**Note:** The Board did not agree with the Planning Inspector’s recommendations to address car-parking issues on the site and were satisfied that the car-parking arrangements were appropriate having regard to the mixed-use zoning of the site.

Board Direction to issue with the Board Order.

**Board Member**

**Date:** 24/01/2020

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Maria FitzGerald