



An  
Bord  
Pleanála

**Board Direction**  
**BD-004982-20**  
**ABP-306001-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

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 land use zoning of the site in the current Development Plan for the area, the nature of the proposal for a change of use from retail unit to restaurant with ancillary take-away, and to the nature and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would comply with the provisions of the Development Plan and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be 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.

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

2. Within three months of date of the grant of this permission, the developer shall submit to, and agree in writing with the planning authority, details of intended means of ventilation serving the unit. Details of the location and elevational plans of such fixtures where considered necessary should also be submitted.

**Reason:** In the interests of visual and residential amenity

3. The proposed shopfront shall be in accordance with the following requirements:-

(a) Signage to the shop front shall consist of individually mounted lettering fixed to stone work only as indicated on Drawing 2-2-00 unless otherwise agreed with the planning authority.

(b) no awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,

(c) external roller shutter shall not be erected. Any internal shutter shall be only of the perforated type, coloured to match the shopfront colour.

(d) no adhesive material shall be affixed to the windows or the shopfront

(e) internal menu signage shall be as indicated on Drawing No. 2-2-00

(f) the level of illumination (lux) of the signage, if any, shall be agreed with the planning authority prior to erecting signage.

**Reason:** In the interest of visual amenity and to protect residential amenities.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

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5. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

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

**Board Member**

**Date:** 20/01/2020

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Paul Hyde