



An
Bord
Pleanála

Board Direction
BD-006265-20
ABP-307276-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2020.

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 zoning objective for the site in the Abbeyfeale Local Area Plan 2014-2020, as extended, and the planning history of the site, it is considered that, subject to the conditions set out below, the proposed development for which retention is sought, would not seriously injure the residential amenities of the area, would be in keeping with the established public house use on the site and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Plan partic
2. The balcony shall be used solely as a smoking area associated with the public house, shall not be used as an open stage for music or entertainment or any similar use, and shall not accommodate provisions for amplified music externally.

Reason: In the interest of residential amenity.

3. PA c. 3
4. PA c.5
5. The 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.

6. 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: 17/08/2020

Terry Prendergast