



An
Bord
Pleanála

Board Direction
BD-008376-21
ABP-308565-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2021.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Omit condition number 2(b).

Amend condition number 2 as follows:

The subject unit shall only be used as a 24 hour gym and for no other purpose without a prior grant of planning permission.

Reason: In the interest of clarity and in the interest of residential amenity.

Reasons and Considerations

Having regard to nature and scale of the proposed development, its location within an established retail park accommodating a range of commercial and service uses the A2:Town Centre zoning objective pertaining to the site, and the planning history at and in the vicinity of the site, it is considered that the restriction of the gymnasium use to an appropriate period of 12 months from the date of final grant as required by the planning authority in its imposition of Condition 2(b) is not warranted, and that the proposed development with the omission of Condition 2(b), would not have an

adverse impact on the residential amenity of the area. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area

Board Member:



Stephen Bohan

Date: 01/06/2021