

An
Bord
Pleanála

Board Direction
BD-008489-21
ABP-309467-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2021.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions the proposed enlargement of the existing front windows to the bar area, the replacement of two windows in the lounge area with two full height shopfront windows incorporating a door to access a new enclosed outdoor customer patio with a removable canopy based on the reasons and considerations set out below.

and

- (2) refuse permission for the extension to the rear and side at first floor level of the existing residential accommodation to provide for two apartments based on the reasons and considerations set out below.

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

(1) Reasons and Considerations

It is considered that the proposed alterations to the existing public house will improve the visual amenities of the area, would not be prejudicial to public health and will generally 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 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 18th day of December, 2020, 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 the 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. The development hereby approved shall adhere to the following:

- a. The proposed new glazed entrance lobby, shall be omitted.
- b. The proposed external patio area shall not be used for the consumption of alcohol and shall be used only as an external smoking area.
- c. The proposed canopy shall not provide the advertisement of any product.

Reason: In the interests of visual amenities

3. No advertisement or advertisement structure shall be erected or displayed on the building or within the curtilage of the site in such as manner as to be visible from outside the building unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

4. No part of the fixed canopy shall extend beyond the site boundary.

Reason: In the interest of orderly development and the visual amenities of the area.

5. Details of the materials, colours and textures of all external finishes to the elevation of the public house shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Drainage arrangements including 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.

7. Site development and building works shall be carried out only between the hours of 0700 hours to 1900 hours Monday to Friday inclusive, and between 0800 hours to 1400 hours on Saturdays and not at all on Sundays or 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.

8. Site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

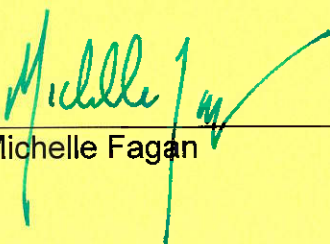
Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during the construction works in the interest of orderly development.

(2) Reasons and Considerations

1. It is considered that the proposed development, by reason of incorporating obscure glazing for windows serving the kitchen area, would result in a substandard form of development for future occupants, and would therefore seriously injure the amenities of future occupants and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the increase in ridge height as a result of the residential extension at first floor level would give rise to excessive overshadowing of properties to the south-east of the subject site and would seriously injure the residential amenities and depreciate the value of adjoining properties and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 14/06/2021