

An
Bord
Pleanála

Board Direction
BD-008118-21
ABP-309618-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2021.

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 pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Ballyogan and Environs Local Area Plan 2019-2025, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. 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, and as amended by further information received on 27th January 2021, 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. Details of all external signage and finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenities.

3. Notwithstanding the provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

4. Opening hours of the hereby permitted development shall be confined to between 7:30am and 10.00pm Monday to Saturday and 08.00am-10.00pm Sunday and Bank Holidays.

Reason: In order to limit the hours of operation and in the interest of protecting the amenities of adjoining properties.

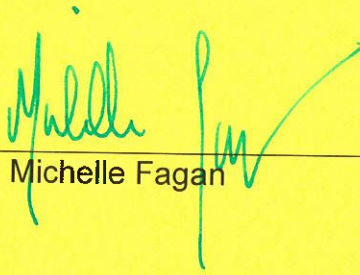
5. Details of 4 no. cycle parking spaces, spacing and location shall be submitted to and agreed in writing with the planning authority prior to the commencement of the development.

Reason: In the interest of promoting sustainable modes of transport.

6. Prior to commencement of development, the developer shall submit to and agree in writing with, the planning authority a plan containing details for the management of waste and, in particular, recyclable materials, and for the ongoing operation of these facilities.

Reason: To provide for the appropriate management of waste and, in particular, recyclable materials, in the interest of protecting the environment.

Board Member



Michelle Fagan

Date: 10/05/2021

