



An  
Bord  
Pleanála

**Board Direction**  
**BD-008797-21**  
**ABP-310118-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/07/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the zoning objective for the area, the pattern of development in the area and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered the modest floor space and scale of the proposed coffee shop use, which is part only of the existing unit, is situated within a broader employment area and is distant from the town centre and in this context determined that the modest coffee shop use would provide a facilitative service to the established employment related population in this area and would not militate against the viability and vitality of the Ennis town centre.



## Conditions

1. The development shall be carried out and 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. Prior to the commencement of use on site as a coffee shop, details for the effective control of fumes and odours emanating from the development shall be submitted to and approved in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of public health and to protect the amenities of the area.

3. Details of the proposed hours of operation of the coffee shop shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of residential amenity.

4. A plan containing details for the management of waste (and in particular recyclable materials) within the development including the provision of facilities for the storage, separation and collection of waste and in particular recyclable materials and for the ongoing operation of these facilities shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Thereafter, the waste shall be managed in accordance with the agreed plan.

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

5. The grant of permission excludes the use of the premises as an internet café or for the sale of hot food for consumption off the premises.

**Reason:** In the interest of the protection of amenity and character of the area

6. Water supply and 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. ABP Standard Irish Water condition

8.No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site without the prior approval, in writing, of the Planning Authority.

**Reason:** To protect the visual amenities of the area

9. ABP Standard Financial contribution condition, non-specific.

**Board Member**



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Terry Ó Niadh

**Date:** 26/07/2021



