

An  
Bord  
Pleanála

**Board Direction**  
**BD-009291-21**  
**ABP-310259-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2021.

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 zoning objective for the site which seeks to provide for the improvement of retailing, enterprise and industrial employment and where a retail shop is open to consideration, it is considered, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not be prejudicial to public health and would 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 information submitted on the 25<sup>th</sup> day of February, 2021 and the 26<sup>th</sup> day of March, 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 the proposed shopfront and signage to be provided on the exterior elevation shall be agreed in writing with the planning authority prior to the commencement of development.

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

3. All retail activity shall be confined to the ground floor of the unit. The first floor shall be used for uses ancillary to the retailing activity.

**Reason:** In the interest of orderly development and to define the extent of the permission.

4. The proposed shopfront shall be in accordance with the following requirements:

- (a) Signs shall be restricted to a single fascia sign using sign writing or comprising either hand painted lettering or individually mounted lettering.

- (b) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission.

- (c) Any internal shutter shall be only of the perforated type coloured to match the existing shopfront colour.

- (d) No adhesive materials shall be affixed to the windows or shopfront.

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

5. 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), advertising structures, banners, canopies, flags or other

projecting elements shall be displayed or erected on the building 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.


6. Details of any car parking spaces to be reserved to serve the proposed retail unit shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** To ensure that adequate off-street car parking is available to serve the development.

7. 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**

  
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Stephen Bohan

**Date:** 18/10/2021