

An
Bord
Pleanála

Board Direction
BD-009441-21
ABP-311337-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/11/2021.

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:

- a) the policy and objectives of the planning authority as set out in the Fingal County Development Plan 2017-2023 including the zoning of the site,
- b) the location of the site within an established village centre,
- c) the distance of residential properties within the vicinity of the site to the proposed development,
- d) the distance of schools within the wider Castleknock area to the proposed development

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health and 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, 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. The takeaway facility shall operate from 10.00 AM to 12.00 midnight Monday to Saturday and from 10.00 AM to 11.00 PM on Sundays and Bank Holidays

Reason: In the interest of orderly development and to protect the amenities of adjoining properties.

3. (a) Prior to occupation of the unit, the developer shall submit for the written agreement of the Planning Authority, full details of all proposed external signage.

(b) No illumination shall be provided to the signage.

(c) Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

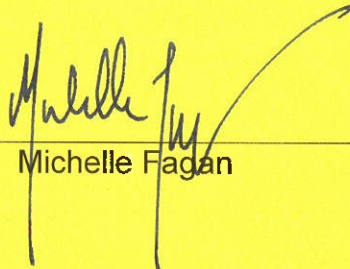
4. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to the operation of the development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

5. 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.

Board Member



Michelle Fagan

Date: 12/11/2021

