

An
Bord
Pleanála

Board Direction
BD-010635-22
ABP-312409-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2022.

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 nature and scale of the development for which retention permission is sought and to the pattern of development in the area, it is considered, subject to compliance with the conditions set out below, the development for which retention permission is sought would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and would constitute an acceptable use at this location. The development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 9th day of November 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, retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The hours of operation shall only be between 0830 hours and 1700 hours Monday to Thursday and 0830 hours and 1900 hours Friday and Saturday and not at all on Sundays.

Reason: In order to safeguard the amenities of the area.

3. 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 within two months of the date of this order. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of orderly development.

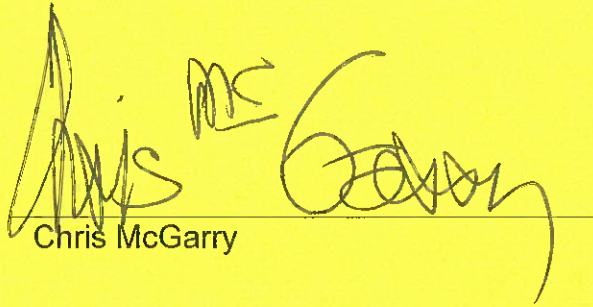
4. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, or any statutory provision amending or replacing them, other than that indicated on the drawing number 210003/P/002, received by the planning authority on the 25th day of May 2021, no advertisement signs (including 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.

- 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



Chris McGarry

Date: 05/05/2022

