

An  
Bord  
Pleanála

**Board Direction**  
**BD-010568-22**  
**ABP-312790-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/04/2022.

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 location of the site within the village of Donnybrook and the Z4 zoning provisions for the area, the objective for which is to provide for and improve mixed service facilities, it is considered that subject to compliance with conditions below, the proposed development would be compatible with zoning provisions for the area and would add to the diversity of uses within the area, would not seriously injure the character of the area or the amenities of property in the vicinity and would 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, except as may otherwise be required in order to comply with the following condition.

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. No animals shall be kept on the premises overnight unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of protecting the amenities of property in the vicinity.

3. The operating hours of the veterinary clinic and associated retail area shall be agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of protecting the amenities of property in the vicinity.

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

- (a) Signs shall be restricted to a single fascia sign in hand-painted lettering or individually mounted lettering.
- (b) Lighting of the fascia and shopfront shall be by means of external illumination only.
- (c) 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 building, unless authorised by a further grant of planning permission.

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

(e) An external roller shutter shall not be erected, any internal shutter shall be only of the perforated type, coloured to match the shopfront colour

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

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

6. Waste within the development, including the provision of facilities for the storage, separation and collection of the waste and recyclable materials shall be in accordance with the requirements of the planning authority.

Details shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

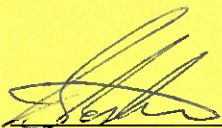
**Reason:** To provide for the appropriate management of waste and recyclable materials.

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:** 26/04/2022