

An
Bord
Pleanála

Board Direction
BD-013244-23
ABP-313552-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/08/2023.

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

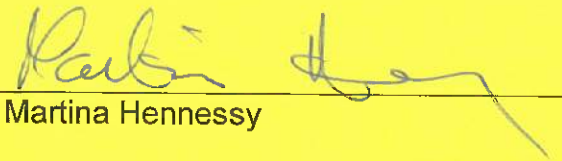
Having regard to the provisions of the Meath County Development Plan, 2021-2027, the nature of the development to be retained and the pattern of development in the surrounds, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity, is acceptable having regard to the architectural character of the site and surrounds and would constitute an acceptable form of development at this location. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The proposed development shall be retained and carried out with the plans and particulars lodged with the application submitted, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The development hereby permitted shall be used solely as a café/coffee shop and for no other class of use within Part 4 of Schedule 2 of the Planning and Development Regulations, 2001 (as amended). For the avoidance of doubt, this permission does not include a use for the sale of hot food for consumption off the premises i.e. as a takeaway.</p> <p>Reason: In the interest of the proper planning and sustainable development of the area.</p>
3.	<p>The development hereby permitted shall not be open to customers outside the house of 8am to 10pm, Monday to Saturdays and 10am to 10pm Sundays, Bank or Public Holidays, unless authorised by a sperate grant of permission.</p> <p>Reason: In the interest of the proper planning and sustainable development of the area.</p>
4.	<p>The operation of this development shall not give rise to any emissions of malodours, fumes, gas, dust or other deleterious materials, industrial effluent and noise, vibration or electrical interference generated on site such as would give rise to reasonable cause for annoyance to any person in residence or public place in the vicinity.</p> <p>Reason: In the interest of public health and residential amenity.</p>
5.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

6. The Applicant shall enter into water and waste water connection agreement(s) with Uisce Eireann, if required. The Applicant shall be required to adhere to the standards and conditions set out in that agreement.
Reason: In the interest of public health.

Board Member


Martina Hennessy

Date: 14/08/2023

