

An
Bord
Pleanála

Board Direction
BD-013791-23
ABP-313859-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2023.

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 established use of the subject premises as a medical practice up to recent times, the nature and extent of the proposed development, the residential zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or 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 proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- (a) The free-standing sign behind the front boundary wall shall be omitted.
- (b) The sign over the porch shall be omitted.
- (c) A modest sign only shall be permitted on the front elevation of the building which shall comprise of individually pin mounted lettering or, alternatively, a modest plaque on the front pier.
- (d) No more than two cars shall be allowed to park in the front garden at any one time.
- (e) A minimum two number sheltered and secure cycle parking spaces shall be provided. The cycle parking shall be in situ prior to the occupation of the proposed development

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of ensuring a satisfactory standard of development and in the interest of residential and visual amenity.

3. The hours of operation shall be restricted as follows:

Monday	9am to 6.30pm
Tuesday	9am to 8.00pm
Wednesday	9am to 6.30pm
Thursday	9am to 8.00pm
Friday	9am to 6.30pm
Saturday	9am to 5.00pm
Sunday	Closed
Bank Holidays	Closed

Reason: To clarify the scope of the permission in the interest of amenity and the proper planning and sustainable development of the area.


4. 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.

5. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, no advertisement signs (including any signs installed to be visible through windows), advertisement structures, banners, canopies, flags, lighting or other projecting element shall be displayed or erected on the building or within the curtilage or attached to the glazing or facades without a prior grant of planning permission.

Reason: In the interest of visual amenity.

Board Member


Stephen Bohan

Date: 19/09/2023