



An
Bord
Pleanála

Board Direction
BD-014147-23
ABP-314641-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2023.

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.

The proposed change of use, of the former butcher's shop, currently an unoccupied premises, in the centre of the town Edenderry would be in accordance with the policies for the area as set out in the Offaly County Development Plan 2021-2027 and the Edenderry Local Area Plan October 2017 – 2023; would not be within a 200 metres radius of an educational establishment or a park or contribute to a proliferation of take away uses in the town centre or detract from the amenities of the area; would make a positive contribution to the vitality of the area, in particular to night-time activities; and would 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, as amended by further plans and particulars submitted on the 28th July 2022, 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 take-away facility shall not be operated between 24.00 hours and 08.00 hours on any day.

Reason: In the interest of the residential amenities of property in the vicinity.

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

Signs shall be restricted to a single fascia sign using sign writing or comprising wither hand painted lettering or individually mounted lettering, without internal illumination (backlighting or halo type lighting is permitted) lighting shall be by means of rear illumination.

The erection of any external roller shutters is not part of the development hereby permitted.

No display of goods or advertising or storage of goods shall take place outside the premises

No adhesive material shall be affixed to the windows of the shopfront.

The entire shopfront shall be of timber construction

The proposed lighting in the shopfront cornice shall be omitted.

Reason: In the interest of the visual amenities of the area.

Board Member


Liam Bergin

Date: 16/10/2023