

An  
Bord  
Pleanála

**Board Direction**  
**BD-014334-23**  
**ABP-314783-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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.

### **Reasons and Considerations**

The development proposed for retention is acceptable in terms of the Z1 zoning that applies to this site, and The Board was satisfied that the development will not adversely affect the residential and visual amenities of the area, subject to an appropriate scheme of lighting and planting/ landscaping to be agreed with the Planning Authority.

### **1.0 Conditions**

1. The development shall be retained 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.

**Reason:** In the interest of clarity.

2. The development shall be revised as follows:

- a) The proposed bollards along the road frontage shall be removed and replaced with a solid wall of no higher than one metre. The wall shall either be finished in render or random rubble stone and be suitably capped.
- b) The proposed totem sign at the entrance shall be revised such that no part overhangs the public footpath. The 'Go' logo to be removed or reduced in diameter to meet this requirement.
- d) Live plants only to be provided in the planters and full landscaping details to be agreed with the Planning Authority.
- e) The LED display screen shall be removed/ not provided on site. Any need for prices may be displayed here by way of a printed price list.

**Reason:** In the interest of visual amenity and orderly development.

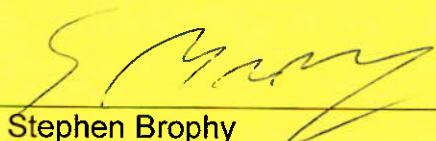
3. All lighting, including canopy/neon lighting shall be in accordance with a lighting scheme which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this permission. The lighting serving the site shall be in accordance with the requirements of section 15.14.15.1 of the Dublin City Development Plan 2022-2028.

**Reason:** In the interests of residential amenity and traffic safety.

3. The premises shall not operate outside the period 0600 hours to 2300 hours. The operational hours of the forecourt lighting shall not extend beyond 2315 hours with automatic cut-off of lighting at that time.

**Reason:** In the interest of protecting the residential amenities of neighbouring properties.

**Board Member**

  
Stephen Brophy

**Date:** 26/10/2023