

An
Bord
Pleanála

Board Direction
BD-015310-24
ABP-315548-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 2 as follows:

The duration of the grant of permission shall expire five years from the date of this order. The use shall then cease and the structure shall be removed, and lands reinstated unless a further grant of permission has been obtained.

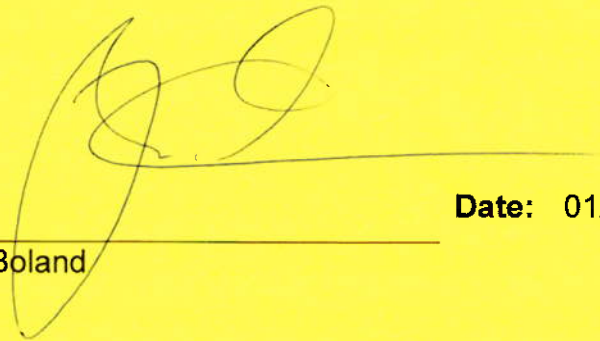
Reason: In the interest of clarity

Reasons and Considerations

Having regard to the site's zoning objective, the established pattern of development in the area as well as the nature and scale of the proposed development to be retained, the Board considered that the development would not be out of character with the surrounding area, would not seriously injure the existing residential or visual amenities of the area and would not impact negatively either on the capacity of the surrounding

road network or car parking capacity. The Board was also satisfied that the continued use of the coffee kiosk for a temporary period of 5 years was reasonable and would not impede the comprehensive redevelopment of the overall site. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member:

A handwritten signature in black ink, appearing to read 'Joe Boland', is written over a horizontal line. The signature is stylized and cursive.

Date: 01/02/2024

Joe Boland