

An  
Bord  
Pleanála

**Board Direction**  
**BD-012525-23**  
**ABP-315866-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2023.

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 sites urban location, the established uses within the subject site and the nature and scale of the development it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential 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 development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 30<sup>th</sup> day of December 2022 by way of further information, except as may otherwise be required in order to comply with

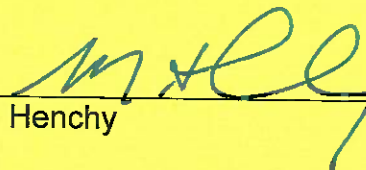
the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The hours of operation shall be between 08.00 to 20.00 Thursday, Friday and Saturday and between 08.00 – 18.00 Sunday – Wednesday.

**Reason:** To protect the amenities of the area.

**Board Member**

  
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Mary Henchy

**Date:** 21/06/2023