

An
Bord
Pleanála

Board Direction
BD-018106-24
ABP-319410-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2024.

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 nature of the proposal, the location within Core Retail Area, and to the provisions of the Kildare County Development Plan 2023-2029, it is considered that, subject to compliance with the following conditions, the proposed development would not seriously injure the amenities of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and operated in accordance with the plans, particulars, and specifications received by the Planning Authority as clarified and amended by further information received on 12.02.2024, except as may be amended by the following conditions.

Reason: In the interests of clarity.

2. Prior to commencement of development the developer shall submit details and plans in relation to the proposed signage and canopy, for written agreement of the Planning Authority.

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

3. The proposed outdoor seating area should be limited in depth to 2.5m from the shop front.

Reason: To facilitate the future use and upgrade of footpaths along Edward Street.

4. A Resource Waste Management Plan, including the location of bins, for the operation of the premises shall be agreed in writing with the Planning Authority.

Reason: In the interests of public health and the proper planning and sustainable development.

5. The attenuation and disposal of surface water, foul sewage, trade effluent and soiled water shall be in accordance with the requirements of the Planning Authority.

Reason: In the interest of public health.

6. No signage, advertisement or advertisement structure other than those shown on the drawings submitted with the application, shall be erected or displayed on the buildings or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. Noise from the operation of the premises shall not exceed the following limits (i) 55 dB(A) between the hours of 0800 and 1800 Monday to Saturday inclusive (excluding Bank Holidays), or (ii) 45 dB(A) at any other time.

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

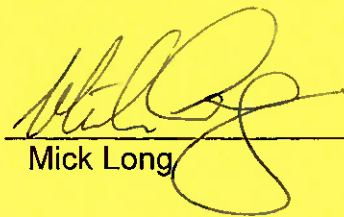
8. The coffee shop/restaurant shall not operate outside the hours of 0700 to 2300 without the prior written agreement of the Planning Authority.

Reason: In the interest of residential amenity, proper planning and sustainable development.

9. The management of fats, oils and greases arising during operational activities shall be in accordance with Irish Water requirements. A Section 16 License shall be obtained from Irish Water.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Board Member


Mick Long

Date: 07/11/2024