

An  
Bord  
Pleanála

**Board Direction**  
**BD-019077-25**  
**ABP-319435-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2025.

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 and limited scale of the proposed development, its location at the entrance to Beechmount Home Park, and the nature of surrounding properties, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out and completed 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. (a) The range of goods to be sold in the proposed retail showroom shall be limited to “bulky goods” as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities (2012).
- (b) The Coffee Bar, as detailed on the Proposed Floor Plan - drawing number 2306-P-106, shall be ancillary to the main use of the premises as a Retail Showroom. It shall be restricted to the sale of hot and cold food on the premises and beverages for consumption on the premises only. The premises shall not be used as a takeaway for the consumption of hot food off the premises.

**Reason:** In the interest of proper control of development in the interest of amenity and proper planning and sustainable development and to ensure that the coffee bar serves the needs of the users of the retail warehouse rather than being a destination in its own right.

3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority:
  - (a) A revised site layout demonstrating a circulation aisle of six metres in width to facilitate vehicles entering and exiting car parking bays.
  - (b) Proposals for bicycle parking and facilities for staff cycling to work to include showers, changing rooms and lockers.

**Reason:** To ensure that there is satisfactory means of access in the interest of road safety and the convenience of road users and to encourage modal shift to active travel modes.

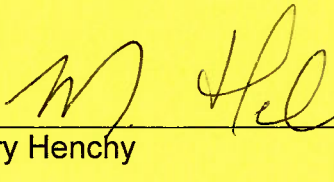


4. Prior to commencement of development, the following shall be submitted to, and agreed in writing with, the planning authority:

- (a) Details of the materials, colours and textures of all external finishes to the proposed refurbished building.
- (b) Details of all proposed signage, including precise details of text, size, logo's, position, colour and materials and level of illumination (lux) if relevant. No LED, LCD, neon, digital signs or other electronic signage shall be erected on site.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

**Board Member**

  
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Mary Henchy

**Date:** 04/03/2025