

An  
Bord  
Pleanála

**Board Direction**  
**BD-019302-25**  
**ABP-321614-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2025.

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 location, nature and scale of the proposed development within an existing shopping centre and the limited impact of the proposal on residential amenity, it is considered that, subject to compliance with the conditions set out below, the development would be consistent with the Neighbourhood Centre zoning objective and Strategic Objective S2 of the Leixlip Local Area Plan 2020-2023, as amended (extended to 2026) and would therefore be in accordance with 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. Details of the external shopfront and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

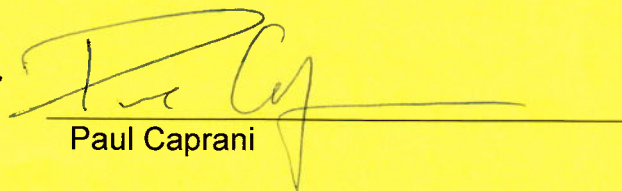
3. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

4. Apart from the signage permitted in this permission, no advertising signs, or devices shall be erected outside the premises without a prior grant of permission. No display of goods or materials or advertising boards shall take place on the adjoining footpaths. No external roller shutters or their housings, awnings, canopies or grills, shall be erected without a prior grant of planning permission.

**Reason:** In order to prevent advertising clutter and in the interest of visual amenity.

**Board Member**



Paul Caprani

**Date:** 27/03/2025