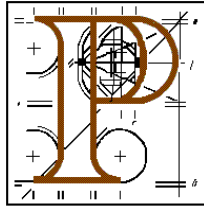


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0696

An Bord Pleanála Reference Number: PL 06D.246111

APPEAL by Sandyford Forum Management Company Limited care of Orpen Franks of 28 and 30 Burlington Road, Dublin against the decision made on the 8th day of January, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Beacon Dry Cleaners of Retail 2, Block B, Ballymoss Road, Sandyford, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Part change of use from a dry cleaner's to a fast food takeaway and dry cleaner's at Beacon Dry Cleaner's, Retail 2, Block B, Ballymoss Road, Sandyford Industrial Estate, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning provisions for the Sandyford Urban Framework Plan as set out in the current Dún Laoghaire-Rathdown County Development Plan, the planning history of the site, to the established commercial use of the existing unit and to the range and extent of food outlets available in the area, it is considered that, subject to compliance with the conditions set out below, the proposed takeaway use would not be contrary to the zoning provisions for the area and would not seriously injure the residential or commercial amenities or depreciate the value of properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The proposed takeaway shall operate between 1000 hours and midnight only. No deliveries shall be taken at the premises outside of the hours 0700 and 1900 from Mondays to Saturdays, or at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of residential amenity.

2. Details of the external shopfront finishes and signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. No other advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, shall be erected or displayed on the building in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

4. Water supply, drainage and the disposal of waste, inclusive of control of litter, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.