



An
Bord
Pleanála

**Board Order
PL 02.248761**

Planning and Development Acts 2000 to 2017

Planning Authority: Cavan County Council

Planning Register Reference Number: 17/74

Appeal by John O'Reilly of Church Road, Kingscourt, County Cavan against the decision made on the 25th day of April, 2017 by Cavan County Council to grant subject to conditions a permission to Parkside Gemon Developments Limited (SuperValu, Kingscourt) care of BMA Planning of 128 Lower Baggot Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Revision to condition number 9 of the permitted development (planning register reference number 14/107, An Bord Pleanala appeal reference PL 02.243518) to clarify and amend the hours of operation of the SuperValu supermarket to 0700 to 2100 hours Monday to Saturday and 0900 to 1900 hours Sundays and Bank Holidays, at SuperValu, south of the Kells Road, Lisaniskey, Kingscourt, County Cavan.

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 condition 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 location of the proposed development, in an area of generally mixed land uses, and to the layout of the development where most traffic movements lie to the east of the existing retail building, it is considered that, subject to compliance with the condition set out below, the proposed development is acceptable, and would not detract from the amenity of land zoned for residential development in the immediate vicinity of the appeal site, or in the wider area, or from the retail vitality of the town centre. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The hours of operation of the store, including periods of delivery, shall be restricted to the following:

- Monday to Friday 0700 hours to 2100 hours.
- Saturdays 0800 hours to 2100 hours.
- Sundays and Bank Holidays 1000 hours to 2000 hours.

Reason: In the interest of residential amenity.

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

Dated this day of 2017