



Planning and Development Acts 2000 to 2019

Planning Authority: Clare County Council

Planning Register Reference Number: P18/486

Appeal by Skycourt Management Company care of Brendan McGrath and Associates of Riverstown Cottage, Corrofin, County Clare against the decision made on the 26th day of April, 2019 by Clare County Council to grant subject to conditions a permission to Daozhang He care of Gleeson McSweeney Architects of 99 O'Connell Street, Limerick in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use and subdivision of unit from office/commercial use to separate restaurant/café and restaurant and takeaway and associated site works at the former Electricity Supply Board premises, Shannon Town Centre, Shannon, County Clare. Further public notices were received by the planning authority on the 1st day of April, 2019.

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 policies and objectives of the Clare Country Development Plan 2017-2023 and the Shannon Town Centre and Environs Local Area Plan 2012-2018 (as amended) and having regard to the location and nature of the proposed café/restaurant and restaurant/takeaway use, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of development at this location and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 22nd day of March, 2019, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be revised as follows:

The proposed car parking shall be omitted and replaced by appropriate hard and soft landscaping.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. Details of the external shopfronts 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.

4. The restaurant and takeaway facility shall not be operated between 2300 hours and 0800 hours on any day.

Reason: In the interest of the amenities of property in the vicinity.

5. Adequately sized grease traps shall be provided within the curtilage of the premises.

Reason: In the interest of public health.

6. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. The developer shall pay to the planning authority a financial contribution of €5,000 (five thousand euro) in respect of car parking facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine.

Reason: It is a requirement of the Planning and Development Act 2000, as amended that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2019.