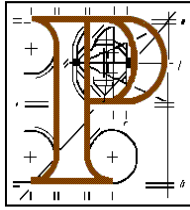


## An Bord Pleanála



## Inspector's Report

**Appeal Reference No:** PL29S.246634

**Development:** Retention of existing ground floor café and permission for reconfiguration of the café and retail space at No.1A Lennox Street, Dublin 8.

### Planning Application

Planning Authority: Dublin City Council  
Planning Authority Reg. Ref.: 2418/16  
Applicant: The Bretzal Trading Company Ltd  
Planning Authority Decision: Grant Permission and Retention Permission

### Planning Appeal

Appellant(s): Graham Stone  
Type of Appeal: Third Party  
Observers: Robert Kenny  
Date of Site Inspection: 9<sup>th</sup> of August 2016

**Inspector:** Angela Brereton

## 1.0 SITE LOCATION AND DESCRIPTION

No. 1A Lennox Street is a corner site with frontage onto Richmond Row to the west and Lennox Street to the north. Richmond Street South is to the east. The subject building is a Victorian-style, two storey over ground floor corner building, located at the junction of Lennox St. and Richmond Row. There have been a number of extensions at the rear, including the bathroom extension at first floor level, which are in poor condition.

The ground floor of the premises includes ancillary café and bakery areas. The café has frontage onto Lennox St and there is seating and a WC at ground floor level. Adjoining is a single storey garage area with a roller shutter, with access onto Lennox St. This space which is not in use also has a separate metal pedestrian door. The bakery space has a low floor to ceiling height with a flat roof above and a metal balustrade to the front at first floor level facing Lennox St. The bakery store is to the rear of the premises. This includes the over area and associated space (the latter spaces are at first floor level and are not accessible to the public).

The residential accommodation above comprises a 1no. 3 bed apartment laid out at first and second floor levels (c.98sq.m) with no associated open space. The separate entrance to the apartment is off Richmond Row. The lean to bathroom extension (with an openable window onto Richmond Row) is in poor condition. The application premises, has 100% site coverage with no associated open space.

There is a large vacant site to the north on the opposite side of Lennox Street with a high hoarding around it (Reg.Ref.3015/15 refers). Richmond Row to the west and Lennox Street to the north comprise terraces of period properties within the residential area. The Bretzel Bakery site adjoins the mixed use commercial area fronting onto Richmond Street South. No.46 adjoining includes a takeaway at ground floor level and residential above. Portobello and the Grand Canal lie to the south. There is paid on-street parking in the area which appeared well used on the day of the site visit.

## 2.0 PROPOSED DEVELOPMENT

Retention permission is sought for the following:

- Existing ground floor café;

Planning permission is sought for the following:

- The reconfiguration of the existing café and retail space, including provision of a new window to Richmond Row, modifications to the existing door to Richmond Row and provision of a double-height space for seating to the rear of the existing café, including re-roofing the existing store building and provision of roof lighting;
- Reconstruction and extension of the existing flat roof store at first floor level (to the rear);

- The replacement of the existing garage shutter door and single door at ground floor to Lennox Street with a timber Shopfront (Opening to the Bakery Kitchen);
- To include provision of a roof terrace for the café at first floor over the existing kitchen, including new balustrade to Lennox Street;
- The existing store at this level facing Lennox Street is to be remodelled as a semi-open roof canopy with seating under;
- Minor internal refurbishment works to the single dwelling unit above the café including rebuilding the existing bathroom lean-to and removal of its window to Richmond Row;
- Provision of a roof-light to the reconstructed bathroom; a new roof terrace to the apartment (to the rear) and miscellaneous works.

A Planning Permission Report by 'nineteeneighty' architects has been submitted with the application. This provides a description of the existing development and the proposed works, has regard to planning policy and includes a note on drainage.

A letter has been submitted from William and Niamh Despard who own and are directors of the building leased by the Bretzel Trading Company Ltd giving consent to them to apply for permission and agreeing to the appointment of an architect to act on behalf of the company.

### **3.0 PLANNING HISTORY**

The Planner's Report provides that the application site has an established use as a bakery (Bretzel Bakery site has been in operation since 1890's) and that it would appear that the sit down coffee shop element is a relatively recent addition.

Reg.Ref.4237/15 – Application withdrawn for similar type proposal – referred to in Planner's Report.

There appears to be no other record of planning history pertaining to this site.

### **4.0 PLANNING AUTHORITY APPLICATION**

#### Transport Infrastructure Ireland

They provide that they have no observations to make.

#### Submissions

Graham Stone has made a submission and his concerns are discussed further in his subsequent grounds of appeal. His submission includes regard to the following:

- Concerns regarding the public notices, timing and project description.
- The proposal has an adverse impact on the amenities of adjacent residential properties.
- Overlooking in particular the large window facing Richmond Row.
- Concern regarding the location of the kitchen/bakery.

- There has been a substantial and unauthorised change of use to the original premises.
- The proposed external finishes and fenestration not being in keeping with the character of the area. The proposed replacement lean-to bathroom is overly large.
- Concern regarding the opening hours, and scale of commercial use relative to the proximity of the Z1 residential zoning within a Conservation area.
- To facilitate this commercial use the area should not be rezoned Z4.
- While the bakery has been in existence since the 1890's the café is a recent addition.
- No parking available for the café use.
- A number of photographs are included.

Robert Kenny is a subsequent Observer to this appeal, his submission to the application includes the following:

- He objects to the application and in particular the provision of an open air roof terrace for a café at first floor level.
- This proposal is similar to Reg.Ref.4237/15 which was withdrawn.
- Overlooking – the proposed roof terrace will impact adversely on the residential amenities of no.46 Richmond St. South.
- Concern regarding illuminated advertisements that have been erected without permission.
- Concern that a wine licence may be given to the premises.
- The proposed works need to comply with agreements formally made between the premises and no.46.
- Inaccuracies in the drawings submitted.
- The proposed design is inappropriate to an ACA.
- The proposed development in particular the open air terrace at first floor level will have significant negative implications for the residential amenity of no.46 Richmond St. South and other residents in the area.

#### **4.1 Planning and Technical Reports**

##### Planner's Report

The Planner had regard to the locational context of the site, planning policy, including the land use zoning and to the submissions made. They had regard to the Drainage and Environmental Health Reports relative to the previous similar type application Reg.Ref.4237/15 (subsequently withdrawn). They considered the retention of the existing ground floor café to be acceptable. They had regard to the nature of the works proposed and did not consider that the introduction of a new window on the Richmond Road frontage would significantly impact on residential amenity. They provided that the hours of operation of the café should be limited to be in line with the residential nature of the street. They did not consider that the new bathroom would have a negative impact. They had concerns about the impact of the roof top terrace on the residential amenities of no.46 Richmond St. South. They concluded that the

roof top terrace is not considered to be acceptable, but did not object to the other works proposed.

## **5.0 PLANNING AUTHORITY DECISION**

On the 25<sup>th</sup> of May 2016 Dublin City Council granted permission for the proposed development subject to 11no.conditions. These are relatively standard and include the following:

- Condition no.2 – Provides for the removal of the proposed roof terrace.
- Condition no.3 – Details of external finishes for the new shop front onto Lennox St for the bakery area.
- Condition no.4 – Environmental Health conditions relative to restrictions on hours of operation, noise and delivery times.
- Condition no.5 – Drainage compliance conditions.
- Condition no.6 – Restrictions on hours of site and building works.
- Condition no.7 – Compliance with standards relative to noise.
- Condition no.8 – Restriction on advertising signs.
- Condition no.9 – Provides for provision of a window display at all times.
- Condition no.10 – Provision for control of sound levels.
- Condition no.11 – Site development and construction works.

## **6.0 GROUNDS OF APPEAL**

Graham Stone of no.4 Richmond Row has submitted a Third Party appeal which includes the following:

- The original application was flawed and should have been declared invalid, also concerns regarding the public notices, time periods etc.
- Failure to consult with third parties.
- Non-compliance with land-use zoning objectives and DCDP policies in this Conservation Area.
- He is concerned about the juxtaposition of the Z1/Z4 zoning relative to this site. Richmond Row is a residential area two streets removed from the Z4 commercial zoning.
- The large window proposed in the Richmond Row frontage will detract from the character and residential amenities of the Z1 residential area.
- Late night precedents and an increase in opening hours are of concern.
- While the Bretzel bakery has for many years served the Portabello area this proposal also needs to respect the privacy and residential amenities of the area.

## **7.0 OBSERVATIONS**

Robert Kenny owns part of the building at no.46 Richmond St. South which adjoins the proposed development and that premises is in use as a takeaway at basement and ground floor with residential above. His Observations include the following:

- The rear windows of the residential element of 46 South Richmond Street South face directly out onto the proposed roof terrace and café.
- The conditions attached to the Council's permission are ambiguous, particularly with respect to the roof terrace and the hours of operation of the business.
- He considers that in the interests of clarity Condition no.2 should be modified to ensure the omission of the roof terrace.
- The works will directly impinge on his property and he should be able to view the revised plans.
- He is concerned that the staircases giving access to the roof will not be omitted (enabling unauthorised use).
- Condition no.4 is ambiguous and should provide more clarity on opening hours.
- He includes a copy of this original submission to the Council.

## 8.0 RESPONSES

Dublin City Council has not submitted a response to this appeal.

A First Party response has been submitted by Stephen Mulhall on behalf of the applicant. This includes the following:

- The concerns of the appellant have already been addressed by the Council in their consideration of the application and in the conditions of their permission.
- The application was fully validated by DCC and subsequently processed in accordance with current legislation and procedures.
- Pre-planning consultations have taken place with the P.A and local stake holders.
- The site is zoned 'Z1' but has been used as a bakery for over a century. It is immediately adjacent to the Z4 zoning of buildings on Richmond St. South. A Conservation Area zoning extends  $\frac{3}{4}$  of the way across the Bretzel Bakery complex.
- Section 3 of their Planning Permission Report outlines the relevant policies and how the proposal takes them into account.
- The window in Richmond Row is to be recessed with deep fins to protect privacy. The Planner's Report states a preference for clear glazing.
- The existing door to Richmond Row is to be centred on the double height façade, with a solid timber ventilation panel above and clear glazing at high level to provide light. There are no overlooking/privacy issues here, there is no mezzanine or balcony on its inside.
- Currently the buildings at the rear of the Bretzel bakery complex are in a dilapidated state, this proposal will replace these structures with contemporary, well designed additions.
- They consider that the proposal as modified by the Council's conditions will have no significant impact on the amenity of any adjoining

properties, and will not have a negative impact on the visual amenity of the streetscape of Richmond Row.

## **9.0 POLICY CONTEXT**

The site is zoned partly Z1 Residential – “*To protect, provide and improve residential amenities*”; and also Z4 – District Centre with the accompanying landuse objective “*To provide for and improve mixed service facilities*” and is located within a designated conservation area under the Dublin City Development Plan 2011 – 2017.

The site is also within a Conservation Area and Policy FC41 provides: *To protect the special interest and character of the ACA and Conservation Areas in the development management process.*

## **10.0 ASSESSMENT**

### **10.1 Principle of Development and Planning Policy**

As noted in the policy section above the subject site is located within two separate land use zonings i.e. Z1 and Z4. The Z1 zoning is on the side of the site facing the residential area of Richmond Row. The Third Party concerns about the further commercialisation of the property which proposes a window to the ground floor café element in this elevation are noted and further regard is had to this in the design and layout section below. While a bakery or café are not referred to as permissible uses in the Z1 zoning, it must be noted that the Bretzel bakery is a long established use in the area. It is noted that the site adjoins the Z4 commercial zoning, where café and bakery uses are permissible. The existing Lennox Street frontage in the Z4 zone faces a development site where permission has recently been granted by the Council for a mixed use office and retail development (Reg.Ref.3015/15 refers). It also adjoins no. 46 Richmond Street South which is in use as a takeaway with residential above. Section 3.0 of the Planning Permission Report submitted by the applicant also includes regard to planning policy relevant to mixed uses and the provision of a shop in residential areas.

In this case it is considered that the zoning on site is transitional, Section 15.9 of the DCDP 2011-2017 relates. This includes: *In zones abutting residential areas or abutting residential development within predominately mixed-use zones, particular attention must be paid to the use, scale, density and design of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.*

Therefore while one use does not mutually rule out another, regard needs to be had in particular to the impact of the proposed expansion of the café use on the proximate Z1 residential amenities. The site is also located within a Conservation Area (not an ACA), and there needs to be consideration of the impact of the proposed development on the cultural and built heritage and protection of such. In this case it is of note that while there are Protected Structures in the vicinity, the building is not listed and the site is proximate to the curtilage of no.45 Richmond St. South where the ‘house and shop’ is included within Volume 3 of the DCDP R.P.S (Ref.no.7367 refers). The existing extensions and additions to the building are not

well integrated and are in poor condition. Section 7.2.5.1 of the DCDP is of note this includes: *The retention, rehabilitation and reuse of old buildings can play a pivotal role in the sustainable development of the city. In many cases they make a positive contribution to both streetscape and sense of place.*

It is considered that the principle of the retention and expansion of the café use is acceptable in this location as is the refurbishment of the residential apartment above. However regard also needs to be had to issues of design and layout and impact of the proposed the expansion of the café use on the residential amenities of the adjoining properties and the character of the area.

## **10.2 Validity of the Application**

The Appellant has raised concerns about the validity of the application and Planning Authority decision and reference is had to the Planning and Development Regulations 2001-2016. They have raised a number of issues in this regard, relative to the public notices, and request the Board to declare the application invalid. They provide that incorrect information has been included in the details and drawings submitted which should have led to the Council's invalidation of the application.

They consider the details submitted relative to the description of the development are flawed and question the validity of the application. These concerns have been noted and I am of the opinion that this is a procedural matter for the P.A. to address, a determination on whether the P.A decision is valid or not, would not be appropriate to make here.

## **10.3 Regard to History and Usage**

The Planning Permission Report submitted with the application provides a description of development and the various components. This notes that no.1A Lennox Road is the location of the Bretzel Bakery since the last quarter of the nineteenth century. There is a sign painted on the side elevation which says 'Bretzel 1870 Bakery'. However it is noted that the bakery use has become more limited on this site as recent expansion of the Bretzel has included the use of additional bread making facilities and offices in nearby Greenpoint, Harold's Cross.

As shown on the ground floor plan submitted a small bakery/café is currently located on the ground floor of the main building and as noted in the Planner's Report the café is a more recent use. There is a window on the Lennox Street elevation for the café. There is a ground floor wc area and small staff area. The ground floor of the rear of the building was formerly used as part of the bakery but is no longer in use except for storage.

There is a separate entrance to the three bedroom apartment on first and second floors from Richmond Row. There is a lean to bathroom structure at first floor level which is in poor repair. There is no private amenity open space for the apartment. There is a store that is no longer in use for the bakery located at first floor level. This is to the rear of the main building and the entrance to this is via the flat roof structure, to the rear of the apartment.



It is provided that this proposal aims to bring some coherence to the complex of buildings. This is particularly the case with the extensions to the rear, which are in poor repair and do not add to the character or concept of the building.

#### **10.4 Design and Layout**

The drawings submitted show the existing and proposed development and an extensive list of proposed works has been provided. The Planning Report submitted with the application provides details of the proposed works to the café/bakery. It is noted that the existing café use on the ground floor and the shopfront to Lennox Street is to be retained. The existing café retail space, counter, circulation and WCs (to include disabled access WC) are to be reconfigured internally. It is provided that the former bakery ground floor space will accommodate c.40 seats and the first floor terrace c.20 seats, i.e. c.60 seats in total.

Externally the roller shutter door and door facing Lennox Street is to be replaced by a proposed shop window. Provided this is constructed to match the design and external finishes of the existing, there is not considered to be an objection to this. Rather it will improve the existing appearance of the commercial ground floor elevation to Lennox Street. Regard is had to the proposed ground floor café window on the Richmond Row elevation below.

A 'Summary of the Proposed Works' provides that the use of high quality material and finishes is proposed and will be well detailed, in a contemporary manner, sympathetic to the proportions and character of the existing buildings. Of note externally are the proposed shopfront and balustrade overhead to Lennox Street; the window and door to Richmond Row, and the reconstructed bathroom lean-to are being designed as a complementary set of contemporary, infill designs. Overall while there is no objection to the principle of the improvement of the existing buildings, the impact on proximate residential development and the character of the area needs to be taken into account to facilitate a well-integrated design and layout.

It is proposed that works to the apartment include a new kitchen and bathroom, general refurbishment and decoration. It is of note that the current apartment has no outdoor space. It is provided that an enlarged window and door from the proposed living room will access a small roof terrace and also provide for more light internally. This terrace also includes some bin/storage space under the reconstructed bathroom. It is considered that these modifications will improve the living accommodation in the apartment. It is recommended that if the Board decides to permit that it be conditioned that prior to the commencement of development that details of the boundary treatment for screening of the apartment terrace/roof garden be submitted for the written approval of the planning authority.

#### **10.5 Impact on the adjoining properties and the amenities of the area**

What is more controversial and of concern to the Third Party is the inclusion of the window for the café in the ground floor of the premises, facing the houses in Richmond Row. There are concerns about overlooking and loss of privacy and also that this window is located in the 'Z1' residential zoning. This window is to be

recessed and Images 05A & B of the Planning Report submitted, show the existing elevation and Images 06A & B the proposed window in situ. In this case they show fins on the window for privacy both externally and internally. The First Party provides that this window is needed for light to the café space. It is noted that this window is on the opposite side of the road to the Third Party property and that there is paid on-street parking on the opposite side of the road, with double yellow lines on the side of the subject site. It is not considered that a well-designed window for the café use in this location will be detrimental to residential amenity. It is recommended that if the Board decide to permit that details of the finishes for this window be submitted for the written approval of the Council prior to the commencement of development

The plans show that the existing first floor store building (formerly a bathroom)(over the kitchen bakery) will be opened up, and the roof replaced with polycarbonate (or similar material) to allow light underneath. It is of note that there has been historically a connection between the application site and no.46 Richmond Street South. There is an existing door leading to the first floor of no.46 that is to be blocked up to provide for complete separation between the two sites. It is provided that the rest of the roof terrace will accommodate open seating (predominantly adjacent to the gable of the main Bretzel Bakery building). It is provided that there is capacity for c.20 seats on the roof terrace both under the reconfigured semi-covered building and on the terrace itself. The existing balustrade to Lennox Street will be replaced.

The Observer is particularly concerned about the impact of this proposal on the residential amenity of no.46 Richmond Street South. The rear windows of the residential element of no.46 face directly out on the proposed roof terrace and café. They are concerned about loss of privacy, overlooking, noise, hours of operation etc. It is noted that the Council in Condition no. 2 omitted the rooftop terrace. In the interests of residential amenity of this property and the apartment above the bakery/café it is recommended that if the Board decide to permit that it be conditioned that the café element be confined to the ground floor area and this rooftop terrace be omitted.

## **10.6 Opening Hours**

Concern has been raised by local residents about extension to opening hours. The Planning Report submitted provides that the current opening hours of the café/bakery are Monday to Friday 8am to 6pm; Saturday & Sunday 9am to 4pm. It provides that it is proposed to maintain these weekday hours for the expanded café and roof terrace and extend the Saturday and Sunday opening hours until 6pm. The Bretzel Bakery ask for the flexibility, if the business need arises, of later opening hours Thursday, Friday and Saturday evenings to 10pm. They note that there are precedents for these similar weekend opening hours and provide details of such longer opening hours of other properties in the area, many of which are within the Z4 'commercial' land use zoning and have frontage to Richmond Street South.

Condition no.4 of the Council's permission has regard to Environmental Health Conditions relative to noise levels. This includes a restriction on the hours of operation (Section (iv) relates). In view of the proximity of residential development

and the Z1 transitional land use zoning, it is recommended that if the Board decide to permit that opening hours be restricted, although as requested it would be preferable in view of the location 8.00am to 6.00pm Monday to Friday and 9.00am to 5.00pm on Saturdays, Sundays and Bank Holidays. It is not considered that later opening hours should apply.

#### **10.7 Other issues**

There is no on-site parking available for the development. There is paid on-street parking in the area. In view of the location of the site within the urban area proximate to the Z4 mixed use commercial area and Portobello, and the availability of transport links it is not considered that parking availability is an issue.

Drainage details are outlined in Section 4 of the Planning Report submitted. The site is completely enclosed and a number of measures have been designed to reduce the water run-off and to provide some reuse of rainwater within the site area. It is noted that there have been no objections from the Council to drainage issues and it is recommended that standard drainage conditions apply.

It is provided that the Bretzel Bakery will continue with its current bin collection, where both recycled waste and general waste are collected daily, within about one hour of the bakery closing. The bakery currently pays extra for private waste collection, to ensure there is no stale food on the premises.

#### **10.8 Appropriate Assessment**

Having regard to the nature and scale of the development proposed and to the nature of the receiving environment, namely an urban and fully serviced location, no appropriate assessment issues arise.

#### **11.0 CONCLUSIONS AND RECOMMENDATION**

Regard has been had in the Assessment to the issues raised in the Third Party appeal and Observation made and to the documentation submitted. It is considered that the building will be updated to accommodate the café facility on ground floor and to improve the living accommodation of the apartment above, thus in accordance with planning policy 7.2.5.1 (as quoted above) securing the use of this older building into the future. The proposed design and layout are to facilitate this usage. The existing building particularly the associated external structures are in a poor state of repair. It is considered that that the proposed modifications will improve the character and appearance of the building and the external modifications (omitting the roof terrace) will have a positive impact on the Conservation Area.

It is recommended that permission be granted subject to the conditions recommended below.

#### **12.0 REASONS AND CONSIDERATIONS**

Having regard to the documentation submitted regarding the history of the site and bakery usage of the structure, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the

retention of the café and proposed development would not conflict with the Z1/Z4 zoning objectives for the site, as set out in the Dublin City Development Plan 2011 – 2017. It is considered that the proposed development would secure the usage of the building, which is now partly in a poor state of repair and would consist of external modifications which would not adversely affect its character or the Conservation Area and would be in accordance with Section 7.2.5.1 and Policy FC41 as set out in the said Development Plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### 13.0 CONDITIONS

1. The development shall be retained and carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 17th day of June, 2016, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the building at no.1A Lennox Street shall be restricted to café/bakery on ground floor and residential use above.

Reason: In the interest of clarity.

3. The proposed development shall be amended as follows:
  - (a) The café use shall be on the ground floor only and the roof top terrace shall be omitted.
  - (b) Details of the revised first floor plans and boundary screening for the apartment roof garden shall be submitted.

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

Reason: In the interests of residential amenity.

4. Details including samples of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

- (a) This shall include details of the proposed new shopfront onto Lennox Road and of the ground floor window on the Richmond Row elevation.

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

5. Details for the effective control of fumes and odours from the premises shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The approved scheme shall be implemented within 2 months of the date of this permission and thereafter be permanently maintained.

Reason: In the interest of public health and to protect the amenities of the area.

6. The following management requirements shall be complied with Monday to Sunday:

(a) The opening hours of café shall be 0800 to 1800 Monday to Friday and 0900 to 1700 Saturdays, Sundays and Bank Holidays.

(b) Deliveries shall not be permitted between 2000 and 0700

(c) No music or other amplified sound shall be emitted to the public street or broadcast in such a manner as to cause nuisance to the occupants of nearby properties.

Reason: In the interest of residential amenity.

7. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

8. No 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 displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and in order to allow the planning authority to assess the impact of any such advertisement or structure on the amenities of the area.

9. Details of all external signage shall be the subject of a separate planning application

Reason: In the interest of the amenities of the area/visual amenity.

10. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

11. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 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.

12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste, public safety measures and construction traffic management.

Reason: In the interest of public safety and the amenity of adjoining commercial and residential properties.

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Angela Brereton,  
Planning Inspector,  
15<sup>th</sup> of August 2016