



An
Bord
Pleanála

Inspector's Report ABP-314573-22

Development

Retention (Commercial) of a temporary permission of a meanwhile use at The Goat Public House

Location

The Goat Public House, Lower Kilmacud Road, Dublin 14

Planning Authority

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.

D22A/0441

Applicant(s)

Charjon Investments Limited

Type of Application

Permission

Planning Authority Decision

Split

Type of Appeal

First Party

Appellant(s)

Charjon Investments Limited

Observer(s)

Circle K Ireland Ltd

Date of Site Inspection

23/10/2023

Inspector

Lorraine Dockery

1.0 Site Location and Description

- 1.1. The subject site, which has a stated area of circa 0.1178 hectares, is located along the Taney Road, Dublin 14, in the south-western section of the overall Goat Bar and Grill public house. This is considered to be a mix-use area, primarily residential in nature, but with a number of commercial premises within the immediate vicinity.

2.0 Proposed Development

- 2.1. Retention Permission is sought for three - year temporary retention permission for a 'Meanwhile Use' development of some 40 sq. m consisting of:

- (i) a repurposed shipping container (c. 15sq m) that operates as a cafe/coffee shop (Box'd Coffee);
- (ii) a marquee suspended on upright supports to the front of Box'd Coffee;
- (iii) a single storey refrigerated storage unit between 'Après Ski' and the Taney Road site boundary (4 sq. m);
- (iv) a repurposed shipping container operating as a preparation kitchen for a permitted pizza kitchen (Fired Up Pizza) (c. 15 sq. m);
- (v) a timber store (c. 1.5 sq.) and 1.1m high timber fence located adjacent to the previously identified Box'd Coffee shipping container;
- (vi) a pitched roofed shed type structure (c. 4 sq. m) located to the rear of 'Fired Up Pizza';
- (vii) a tarmacked surface (c. 184 sq. m);
- (viii) a timber framed pergola type structure with Perspex roof material serving as a sheltered work area for Fired Up Pizza;
- (ix) a c. 1.4m high timber fence, located in front of the shipping containers and
- (x) c. 1.8m high timber fence to Taney Road to obscure service areas of Fired Up Pizza and 'Après Ski'; and
- (xi) an upright outdoor television screen facing Box'd Coffee from across the private road into the car park;
- (xii) outdoor seating;

(xiii) 8 No. associated signs (including that on the roof of the Fired Up Pizza unit); and

(xiv) all ancillary structures above and below ground.

The 'Fired Up Pizza' shipping container (c. 42 sq. m) and its use already enjoy a temporary retention permission (DLRCC Reg. Ref. D20A/0493).

This application, inter alia, seeks amendments to Condition No. 5 of Reg. Ref. D20A/0493 (regarding signage at the Taney Road entrance to the site as the two retained signs are not incorporated into the existing signage structures for the 'The Goat Bar and Grill').

The Parcel Motel (3.5 sq. m) was permitted on 29 April 2015. (Reg. Ref D14A/0712.)

'The Meanwhile Use' also includes a beer garden structure currently referred to as 'Après Ski' (c.89 sq. m) was used an outdoor seating area during the Covid pandemic.

3.0 Planning Authority Decision

3.1. Decision

A **SPLIT** decision issued from the planning authority.

The planning authority **REFUSED** retention permission for

- (i) a repurposed shipping container (c. 15sq m) that operates as a cafe/coffee shop (Box'd Coffee);
- (ii) a marquee suspended on upright supports to the front of Box'd Coffee;
- (iii) a timber store (c. 1.5 sq.) and 1.1m high timber fence located adjacent to the previously identified Box'd Coffee shipping container;
- (iv) a timber framed pergola type structure with Perspex roof material serving as a sheltered work area for 'Fired Up Pizza';
- (v) a c. 1.4m high timber fence, located in front of the shipping containers and
- (vi) c. 1.8m high timber fence to Taney Road to obscure service areas of 'Fired Up Pizza' and 'Après Ski'; and

- (vii) an upright outdoor television screen facing Box'd Coffee from across the private road into the car park;
- (viii) outdoor seating;
- (ix) 8 No. associated signs (including that on the roof of the Fired Up Pizza unit);
- (x) Amendments to Condition No. 5 of Reg. Ref. D20A/0493 (regarding signage at the Taney Road entrance to the site as the two retained signs are not incorporated into the existing signage structures for 'The Goat Bar and Grill'.

the following reason:

1. The visual impact of the additional restaurant/take-away structures, coffee shop container, marquee with outdoor seating, large TV and associated structures are considered to be out of keeping with the area. The combined visual impact of the development creates a disorderly streetscape with container structures of design forms not suited to the area that fail to integrate with the streetscape. When viewed from Taney Road the additional structures for retention are noted to be visually obtrusive and discordant in the area. The wooden screening is considered to take away from the streetscape and denude it of visual interest and is not an appropriate mitigation measure. The signage for retention creates unacceptable visual clutter in the streetscape. The development is thus contrary to the proper planning and sustainable development of the area.

The planning authority **GRANTED** retention permission for

- (i) The permitted pizza kitchen (Fired Up Pizza)
- (ii) a single storey refrigerated storage unit between 'Après Ski' and the Taney Road site boundary (4 sq. m);
- (iii) a pitched roofed shed type structure (c. 4 sq. m) located to the rear of 'Fired Up Pizza';
- (iv) a tarmacked surface (c. 184 sq. m);

- (v) a beer garden structure currently referred to as 'Après Ski' (c.89m²) subject to 12 conditions.

Condition No. 2 restricts the period of permission to two years from date of Order; Condition No. 3 stipulates that there be no music or other amplified sound emitted from the site and Condition No. 4 stipulates that the uses permitted shall not be operated between 23.00hrs and 08.00 hours on any day.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- Reflects decision of planning authority; recommends split decision

3.2.2. Other Technical Reports

Drainage Division- further information requested in relation to car park drainage proposals

Transportation Division- further information recommended in relation to cycle parking and signage overhang

Environmental Enforcement- conditions recommended

Environmental Health Section- further information requested in relation to waste management

4.0 Prescribed Bodies

None

5.0 Planning History

The most recent relevant history is as follows:

ABP-309553-21

Permission refused for SHD application for 299 residential units, together with ancillary works. The reason for refusal related to a visually dominant and overbearing form of development which would seriously injure the visual amenities of

the area.

D20A/0493

Retention permission granted for 3 year temporary permission for retention of portable prefabricated structure operating as a take-away structure with associated outdoor signage and seating

D18A/1052

Permission refused for retention of signage on Taney Road boundary for reasons relating to visual clutter, setting of poor precedent and inconsistent with Development Plan policy

Enforcement

There are a number of enforcement files relating to this site (ENF 11421; ENF11121; ENF20122) relating to alleged non-compliance with conditions and alleged carrying out of works without the benefit of planning permission

6.0 Policy and Context

6.1 Development Plan

The Dun Laoghaire County Development Plan 2022-2028 is the operative County Development Plan.

Zoning: The site is zoned 'Objective NC' which seeks 'to protect, provide for and-or improve mixed-use neighbourhood centre facilities'.

'Advertisements and Advertising Structures'; 'Carpark'; 'Public House'; 'Restaurant' 'Tea Room/Café' are all 'Permitted in Principle' under this zoning objective.

Specific Local Objective 2 applies which states that 'To accord with the policies of the adopted Goatstown Local Area Plan

Specific Local Objective 120 applies which states that 'any redevelopment of the Goat site should include the creation of a village square/civic space and a new pedestrian friendly street and should improve the appearance, quality and overall

function of the public realm within the area’.

The site is located within the boundary of the Goatstown Local Area Plan.

6.2 Natural Heritage Designations

The appeal site is not located in or immediately adjacent to a designated European Site, a Natural Heritage Area (NHA) or a proposed NHA.

6.3 EIA Screening

Having regard to the nature and scale of the development proposed, the site location within an established built-up urban area which is served by public infrastructure and outside of any protected site or heritage designation, the nature of the receiving environment and the existing pattern of residential development in the vicinity, and the separation distance from the nearest sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

7 The Appeal

7.1 Grounds of Appeal

The main points of the appeal are:

- Refutes reasons for refusal
- Cites example of similar development permitted by PA in Windy Arbour (Ref. No.D22A/0450)
- Proposal contributes actively to creating a positive new establishment that embraces a mix of meanwhile uses, previously not present in the local vicinity
- Proposal provides a sheltered outdoor social space for people to meet; no similar facility in vicinity; strengthens multi-use functions of area
- Existing uses opposite present an established semi-industrial style use in the vicinity of the proposed development- cites examples

- Not located within a 'residential' zoning; separate from any neighbouring developments; no drive-through facility; units closes at 4pm
- Proposed signage is a feature of commercial node
- Proposal not particularly visible due to trees/shrubbery obscuring them from view
- Cites environmental benefits of repurposed shipping container, including a high level of energy conservation; innovative; highlights consistency with Development Plan in this regard

7.2 Planning Authority Response

Grounds of appeal do not raise any new matter, which, in the opinion of the planning authority, would justify a change of attitude to the proposed development

7.3 Observations

An observation was received on behalf of Circle K Ireland, who welcome decision to refuse permission for retention of coffee shop. Contends that proposal:

- Does not comply with SLO 120 of operative County Development Plan
- Leads to ad hoc, disorderly development
- Will result in significant negative visual impact and undue impacts on residential amenity (noise concerns)
- Contends that while the Covid pandemic may have provided the basis for the consideration of such uses and structures at a time of national emergency, it in no way provided justification for the continued use of the site in such a manner

7.4 Further Responses

None

8 Assessment

- 8.1 I have read all the documentation attached to this file including inter alia, the appeal, the report of the Planning Authority and subsequent response, the observation received, in addition to having visited the site. A split decision issued from the planning authority and the first party appellants are appealing the refusal element of this decision. The primary issues, as I consider them, are the issues raised in the reason for refusal, primarily visual impacts and impacts on streetscape.

The proposed development is described as a 'meanwhile use' in the submitted public notices. The operative County Development Plan does not appear to reference or define such uses. I note a report prepared on behalf of The Greater London Authority entitled 'Meanwhile Use London' (2020) which states that a 'meanwhile use' describes a situation where a site is utilised for a duration of time before it is turned into a more permanent end state, taking advantage of a short window of opportunity. I further note the 'London Plan 2021' states that 'Boroughs are encouraged to support opportunities to use vacant buildings and land for flexible and temporary meanwhile uses or 'pop-ups' especially for alternative cultural day and night-time uses. The use of temporary buildings and spaces for cultural and creative uses can help stimulate vibrancy, vitality and viability in town centres by creating social and economic value from vacant properties. Meanwhile uses can also help prevent blight in town centres and reduce the risk of arson, fly tipping and vandalism' (Chapter 7, section 7.5.7). I acknowledge that many of these 'meanwhile uses' sprung up during and in the aftermath of the Covid pandemic on vacant or underutilised land and buildings. It is essentially a temporary use of space- a transitional use. I note that an SHD application was lodged on this site and recently refused permission by An Bord Pleanála (ABP-309553-21). The subject site is zoned 'Objective NC' which seeks 'to protect, provide for and-or improve mixed-use neighbourhood centre facilities'. 'Advertisements and Advertising Structures'; 'Carpark'; 'Public House'; 'Restaurant' 'Tea Room/Café' are all 'Permitted in Principle' under this zoning objective. I consider the proposed uses to be generally in accordance with the zoning objective for the site and I consider the principle of a 'meanwhile use' to be acceptable at this location.

- 8.2 In summary, the planning authority's concerns appear to relate to the cumulative impact of the proposal in its entirety in terms of its impact on visual amenity/streetscape of the area. As set out in their reason for refusal, they considered the visual impacts of the structures refused permission to be out of keeping with the area, which in combination leads to the creation of a disorderly streetscape that fails to integrate with the streetscape and is visually obtrusive and discordant when viewed from Taney Road. They further considered that the elements refused permission would denude the streetscape of visual interest; would create unacceptable visual clutter in the streetscape and was thus considered to be contrary to the proper planning and sustainable development of the area.
- 8.3 The observation received states that the proposal is not in compliance with SLO 120 of the operative County Development Plan, which states that 'Any redevelopment of the Goat site should include the creation of a village square/civic space and a new pedestrian friendly street and should improve the appearance, quality and overall function of the public realm within the area'. Given that this is a temporary meanwhile use, I do not consider the proposal to represent a redevelopment of the site and therefore this SLO is considered not to be applicable in this instance. I note that the proposal is however providing a meeting space for locals and others to gather at the café with its covered outdoor seating area.
- 8.4 I consider the elements of the proposal permitted by the planning authority to be acceptable and consistent with the proper planning and sustainable development of the area. I am generally satisfied in this regard.
- 8.5 I note the applicants are applying for a three year temporary permission.
- 8.6 In the interests of clarity and efficiency, I shall deal with each of the items refused permission. I have set out below the planning authority's opinion in relation to each matter. The first party refute the reason for refusal and reiterate that this is considered to be a meanwhile use and that such uses have been widely accepted in cities throughout Europe. They consider the proposal to be acceptable in this context and contend that the planning authority permitted a similar type development in similar circumstances in Windy Arbour under Reg. Ref. D22A/0450. I note that the referenced application was for retention permission for a 5 year temporary period for a pizza container unit and separate storage container both with adjoining covered

area for outside seating. The zoning objective is the same for both sites. A two-year temporary permission was granted. It appears to me that the proposal contained in this current appeal is of a greater scale than that permitted by the planning authority under D22A/0450.

A repurposed shipping container (c. 15sq m) that operates as a cafe/coffee shop (Box'd Coffee); a marquee suspended on upright supports to the front of Box'd Coffee and a repurposed shipping container operating as a food preparation kitchen for 'Fired Up Pizza' (c.15sq m)

- 8.7 The planning authority state that they have no issue in principle in terms of the use of the container as a café/coffee shop, other than potential noise impact, however it considered to be visually obtrusive when viewed from the streetscape and when combined with the permitted container structure on the site and other existing structures and is considered not to integrate with the built form of the area. They further consider that the black painted container, operating as a food preparation area which located closest to the existing pub building, is particularly visually obtrusive and prominent in the streetscape when viewed from Taney Road and is unacceptable in this position.
- 8.8 Having visited the site, I am of the opinion that the impacts of the subject repurposed shipping container for use as a café/coffee on the visual amenity of the area would not be so great as to warrant a refusal of permission. Taken in conjunction with the marquee and outdoor seating, this offers a pleasant space to nearby residents to gather. At the time of my site visit, mid-morning on a Monday, a number of tables were occupied and I noted patrons ordering for take-away. Such a café/coffee shop use is permitted in principle within such neighbourhood centre zoning and I do not have issue in principle with it. In terms of impact on Taney Road, the structures are partially screened with planting from the public roadway. The existing timber fence (dealt with below) along Taney Road does little to screen the containers and I consider detracts from the amenity of the area/streetscape in a greater way than any of the proposed containers within the site. A better quality boundary treatment at this location would significantly screen the containers from view along Taney Road. This matter is further dealt with below. Notwithstanding this, I am of the opinion that the subject containers do not detract from the visual or residential amenity of the area to such a degree as to warrant a refusal of permission. Similar temporary structures

are evident throughout the city, generally in the aftermath of the Covid pandemic and generally they add to the vibrancy of such areas for a temporary period of time. I do not have issue in this regard but recommend that if the Board is disposed towards a grant of permission, that it be limited to a period of two years from the date of the Order, similar to the permitted by the planning authority for the permitted elements of the proposed scheme.

8.9 In terms of the repurposed shipping container operating as a food preparation kitchen for 'Fired Up Pizza' (c.15sq m), I note that the planning authority granted permission for the 'Fired Up Pizza' structure but not for its associated food preparation area, which appears somewhat unusual. I question how 'Fired Up Pizza' can operate without a food preparation area. This subject food preparation structure is painted in black and has no advertising located thereon. In itself, I would not have issue with it and consider that any impacts that it may have on the visual amenity of the area would be no greater than that of the permitted 'Fired Up Pizza' structure.

8.10 I am satisfied in this regard.

A timber store (c. 1.5 sq.) and a timber framed pergola type structure with Perspex roof material serving as a sheltered work area for 'Fired Up Pizza'

8.11 The planning authority consider that the timber store, combined with other structures create a disorderly visual impact. They further consider the pergola structure to be low grade in terms of external finishes and appearance and is not acceptable on site.

8.12 The timber store is located adjacent to the Box'd Coffee unit. While it is visible from the streetscape, it is not excessively so and from within the site, it is screened by the marquee structure. I concur with the opinion of the planning authority that the pergola (used as a sheltered work area for 'Fired Up Pizza') is not of a high quality construction and neither is the timber store. Many of the proposed structures within the development could be considered not to be of high grade construction but it must be remembered that they are temporary structures- specifically stated to be a 'meanwhile use' within the documentation. They are not excessively visible from the public realm. I consider it appropriate to grant permission for a temporary two year period for these structures and for them to be removed from the site thereafter in the absence of a further grant of permission.

A c. 1.4m high timber fence, located in front of the shipping containers, a 1.1m high timber fence located adjacent to the previously identified Box'd Coffee shipping container and a c. 1.8m high timber fence to Taney Road to obscure service areas of 'Fired Up Pizza' and 'Après Ski'

- 8.13 In terms of boundary fencing, the planning authority states that they generally seek to follow the principles of high quality urban design and avoid blank walls and facades on such suburban or neighbourhood centre sites. They consider the proposed fencing (while partially screening some of the remaining development for retention) would take away from the streetscape and denude it of visual interest in front of the screening, which they consider to be unacceptable. The planning authority further note that the screening on site does not cover all relevant structures, appears to be not permanently fixed in position and not positioned in a level and orderly manner.
- 8.14 In terms of the fencing within the site, namely the 1.4m high timber fencing in front of the shipping containers and 1.1m high fencing adjacent to the Box'd Coffee unit, I do not have issue, again subject to a temporary grant of permission. They are internal within the site and not visible from the public realm.
- 8.15 I do however have issue with the 1.8m high timber fence along the Taney Road boundary and consider that in its present form, it detracts significantly from the streetscape at this location. It appears to be poor quality, does not screen all relevant structures and its construction is such that it appears unstable/not permanently fixed in places. I question its stability in high winds. I consider that if this fencing were replaced with a more durable boundary treatment, possibly a better quality timber fence, along the entire length of the Taney Road boundary, it would better screen the subject structures from view and would address many of the concerns raised by the planning authority. I consider that this fencing should be omitted from the permission and replaced with a more durable boundary treatment, to be agreed with the planning authority, within 6 months of the date of this Order.

An upright outdoor television screen facing Box'd Coffee from across the private road into the car park and outdoor seating

- 8.16 The planning authority consider that the large TV screen contributes to a disorderly visual impact on the site. They also raise concerns in relation to noise impacts on nearby residential properties.
- 8.17 Again, I note that the site is relatively well screened and that this TV screen, given its location within the site, is not visible from the surrounding public areas, outside of the site boundaries. It is only visible from certain locations within the actual site itself. I consider that its impact on the visual amenities of the site would not be so great as to warrant a refusal of permission.
- 8.18 In terms of noise impacts on nearby residential properties, I note the location of the TV screen relative to these properties, with a separation distance in excess of 55 metres noted, across a busy road. I am of the opinion if the Board is disposed towards a grant of permission, then a condition relating to the limiting of hours of use of the said TV should be applied to any such grant. In addition, a condition stipulating that no amplified sound should emit from the site at any time should be attached to any grant of permission.

Associated signs (including that on the roof of the Fired Up Pizza unit) and amendments to Condition No. 5 of Reg. Ref. D20A/0493 (regarding signage at the Taney Road entrance to the site as the two retained signs are not incorporated into the existing signage structures for 'The Goat Bar and Grill'

- 8.19 In terms of signage, the planning authority consider that the proposed development, including amendments to previously permitted signage contributes to the visual clutter of the area and in the context of existing signage are considered not to contribute to the streetscape at this location.
- 8.20 My greatest issue in this appeal relates to signage and its impacts on the visual amenities of the area and I concur with the concerns of the planning authority in this regard, specifically in relation to the proposed signage Retained Sign 04, 06, 07 and 08, as referenced in Drawing 'Box'd Coffee-Ground Floor Plan'. I consider that these should be omitted by means of condition as they detract from the streetscape at this location, comprise visual clutter and if permitted would set an undesirable precedent for further similar developments.

Conclusion

- 8.21 I acknowledge the concerns of the planning authority in this regard. Individually, the structures are all relatively minor in nature but cumulatively, they could have the potential to impact negatively on the visual and residential amenity of the area, if permanent in nature. I note that given their location, any impacts are primarily along Taney Road. This boundary is screened in part however. I consider that if the existing fencing were replaced with a more durable, higher quality screen, to be agreed with the planning authority, that it would negate many of the concerns of the planning authority, in conjunction with the removal of the cited signage above.
- 8.22 I note that this is stated to be a 'meanwhile use' in the submitted documentation, for a temporary period of three years. I also note that permission was recently refused by An Bord Pleanála for a redevelopment of the overall lands (ABP-309553-21). So while it is a meanwhile use, there is currently no grant of permission for the redevelopment of the overall site. Notwithstanding this, I consider that the uses proposed are appropriate for such a neighbourhood centre zoning and add to the vitality of the area and the services provided therein, albeit on a temporary basis. Such meanwhile uses are commonplace throughout the city and other European cities. I consider a temporary permission to be appropriate in this instance, for a period of two years, which is a similar timeframe to that permitted by the planning authority for the permitted elements of the subject scheme. This would allow for a review of the development having regard to the circumstances then pertaining. I am satisfied that the proposed development is in accordance with the zoning objective of the County Development Plan and is in accordance with the proper planning and sustainable development of the area. I recommend a temporary grant of permission for two years.

9 Appropriate Assessment Screening

- 9.1 Having regard to the nature and scale of the proposed development, the location of the site within an adequately serviced urban area, the physical separation distances to designated European Sites, and the absence of an ecological and/or a hydrological connection, the potential of likely significant effects on European Sites

arising from the proposed development, alone or in combination effects, can be reasonably excluded.

10 Recommendation

10.1 I recommend permission be GRANTED subject to conditions.

11 Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development and its temporary nature, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the amenities of the area or detract from the streetscape at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

12 Conditions

1.	<p>The development shall be carried out 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 development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p>
2.	<p>Within six months of the date of this Order,</p> <p>(i) the existing c. 1.8m high timber fence to Taney Road shall be removed from the site and replaced with a more durable boundary treatment, to be agreed with the planning authority. The new boundary treatment shall extend along the Taney Road boundary from the westernmost part of the marquee to the most eastern edge of the site (as defined by the red line boundary).</p>

	<p>(ii) Retained Sign 04, 06, 07 and 08, as referenced in Drawing 'Box'd Coffee-Ground Floor Plan' shall be removed from the site</p> <p>Reason: In the interests of visual amenity, to avoid street clutter and negative impacts on the streetscape of the area</p>
3.	<p>This permission shall be for a period of two years from the date of this Order. The subject structures shall then be removed unless, prior to the end of the period, permission for their retention shall have been obtained</p> <p>Reason: To allow for a review of the development having regard to the circumstances then pertaining and in the interest of visual amenity.</p>
4.	<p>(i) The TV screen shall not be in use between the hours of 21:00hours and 10.00hours, Monday to Sunday inclusive.</p> <p>(ii) The remaining uses hereby permitted shall not operate between 23.00 hours and 08.00hours, Monday to Sunday inclusive.</p> <p>(iii) No amplified music or other sounds shall emit from the site at any time.</p> <p>Reason: In the interests of clarity and to protect residential amenity</p>
5.	<p>The proposed development is to be powered from a mains electricity supply and no mobile generator plant shall be used at any time</p> <p>Reason: In the interests of residential amenity</p>
6.	<p>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 waste shall be managed in accordance with the agreed plan.</p> <p>Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.</p>

7.	<p>Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>
8.	<p>Notwithstanding the provisions of the Planning & Development Regulations 2001(As Amended),no further advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.</p> <p>Reason: In the interests of visual amenity.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and 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 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. Details of the application of the terms of the Scheme 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 the proper application of the terms of the Scheme.</p> <p>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</p>

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Lorraine Dockery
Senior Planning Inspector

25th October 2023