



Board Direction

Ref: 52.241772

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd, July 2013.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the zoning of the of the site, its central location within the town and the size and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the zoning objectives for the area and in the context of an architectural conservation area, would not seriously injure the residential amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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 in accordance with the plans and particulars lodged with the application as amended by drawings received by the planning authority on the 20th December 2012, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The proposed illuminated double sided projecting sign at first floor level shall be omitted from the development.

Reason: In the interests of visual amenity and protecting the special interest of the ACA.

3. Details of any externally visible nameplates, advertising signs, symbols, canopies or other projections or additions to the façade or railings of the building shall be submitted for the written agreement to the planning authority prior to the commencement of development.

Reason: In the interest of visual amenities.

4. Prior to commencement of development, details of the materials, colours and textures of the proposed ramp, railings and planter shall be submitted to the planning authority for agreement.

Reason: In the interest of orderly development and the visual amenities of the area.

5. Security shutters, if required, should be located behind the windows and shall be of the lattice see-through type. Full details shall be submitted to the planning authority for agreement.

Reason: In the interest of visual amenity.

6. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

7. All service cables associated with the proposed development (such as electrical, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

8. 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 the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of amenities and public safety.

Board Member: _____ Date: 23rd, July 2013
Paddy Keogh