



## Board Direction

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**Ref: PL09.244279**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup> April 2015.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

### Reasons and Considerations

Having regard to the nature of the proposed development and to its location on Clane Main Street in a multi-use area with a mix of retail, commercial and residential units it is considered that, subject to compliance with the conditions set out below, the proposed change of use to betting office will not seriously injure the amenities of the area and would therefore in accordance with the PP and SD of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered there was validity in the applicant's argument that the population to be served by the proposed development included not just the town but also a substantial population in its hinterland and that in this context a fourth betting office in the area could not be viewed as excessive.

### Conditions

1. Plans/partic
2. The proposed shopfront shall be in accordance with the following requirements:-
  - (a) Signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering,
  - (b) lighting shall be by means of concealed neon tubing or by rear illumination,
  - (c) no awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,

(d) external roller shutter shall not be erected and any internal shutter shall be only of the perforated type, coloured to match the shopfront colour,  
(e) no adhesive material shall be affixed to the windows or the shopfront.

**Reason:** In the interest of visual amenity.

3. S.48 Unspec.

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup> April 2015  
G.J. Dennison