



Board Direction

Ref: 10.245406

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th, January 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development and its location within an area zoned as 'neighbourhood centre' in the Kilkenny City and Environs Development Plan 2014-2020 it is considered that subject to the conditions set out below the proposed development would not be a material contravention of the development plan, would not seriously injure the visual amenities of the area, and would otherwise 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 and relates only to the site of units nos 9, 10, 11 and part of No. 17 as shown on drawing No. 1468/13, 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 wall mounted sign proposed on the southern elevation shall be omitted from the proposed development and shall not be erected.

Reason: In the interest of visual amenity and to prevent an undesirable precedent for further such signage within the neighbourhood centre.

3. No more than 25% of the shop windows shall be covered in advertising at any one time. Advertising shall not be attached directly to the shop window but shall be set back by at least 30 cm.

Reason: In the interest of visual amenity.

4. No external security shutters shall be erected on any of the commercial premises unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 6th, January 2016
Paddy Keogh