



## Board Direction

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**Ref: PL29S.245448**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 7<sup>th</sup> 2016.

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

### Reasons and Considerations

Having regard to the nature, design and scale of the proposed signage, to the location of the site on an radial route into the city and the layout of the existing development on site, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the land use zoning provisions of the site, would not seriously injure the 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 and completed 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.

**Reason:** In the interest of clarity.

2. Prior to the commencement of development, the existing "Centra" and communal signs adjoining/attached to the boundary wall along the western boundary of the site shall be permanently removed.

**Reason:** It is considered that the proposed sign is sufficient to advertise the overall development, and that the existing signs (in respect of which there is no evidence of any planning permission) would constitute excessive signage and visual clutter.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any change to the display panel, including any increase in the number of posters to be displayed, or the internal/external illumination, shall be the subject of a separate application for planning permission.

**Reason:** To enable the planning authority to assess the impacts of any such changes on the amenities of the area through the statutory planning process.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no further .advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

**Reason:** To enable the planning authority to assess the impacts of any further signage on the amenities of the area through the statutory planning process.

**Note:** In deciding to include condition no. 2, the Board had regard to the site inspection carried out, and noted that there was no evidence that these existing signs were the subject of a planning permission, and noted also that, by reason of condition 6 of the parent planning permission (3598/13), no exemption exists for any signage on this site.

*Please issue a copy of this Direction with the Board Order.*

Board Member: \_\_\_\_\_ Date: 15<sup>th</sup> January 2016  
Philip Jones