



Board Direction

Ref: PL14.245509

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 28th 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the 'Commercial/Residential' land use zoning objective for the area in the current 2009-2015 Longford Town Development Plan and the pattern of development in this area in Longford Town Centre, and having regard in particular to the prominent location in the town centre of this vacant ground floor commercial premises beneath commercial office uses in the upper floors of the building, it is considered that, subject to compliance with the Conditions in the Second Schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be undertaken 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. 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 undertaken and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The 'Selected Signage' as indicated on the submitted Elevation Drawings shall be in raised individual metal or timber lettering, details of which shall be agreed with the planning authority prior to installation.

Reason: In the interest of visual amenity.

3. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising.

Reason: In the interest of visual amenity.

Board Member: _____ Date: 28.01.16
Paul Hyde