



## Board Direction

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**Ref: PL19.245622**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 23<sup>rd</sup> 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 limited scale and nature of the proposed development, and the submissions made in connection with the planning application and the appeal, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. The grant of planning permission relates to the development as applied for and stated in the public notices. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars submitted to the planning authority on the 6<sup>th</sup> of July 2015 and 26<sup>th</sup> of August 2015, 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. Details of the materials, colours and textures of all the external finishes including the proposed signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The signage shall not be internally lit and shall comply with all requirements specified by the planning authority.

**Reason:** In the interest of visual amenity and in the interest of providing for an appropriate design and visual response consistent with the preservation of the Heritage Town of Birr.

- 3 Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, other than the signage identified on the submitted drawings, any additional awnings, canopies, signage or advertising material including signs affixed to windows or other alteration to the front elevation including the provision of roller shutters, shall be the subject of a separate application for permission to the planning authority. In addition no display of goods or advertising or storage of goods shall take place outside of the premises or in the forecourt area without a prior grant of planning permission.

**Reason:** In the interest of visual amenity and in the interest of providing for an appropriate visual response consistent with the preservation of the Heritage Town of Birr.

Board Member: \_\_\_\_\_ Date: 24.02.16  
Paul Hyde.