



Board Direction

Ref: PL27.245625

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 26th 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 pattern of development in the area, the planning history of the site, and the scale, design and use of the outdoor seating area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained 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. Within three months of the date of this order, the entire natural stone finish on the planters shall be rendered and painted in the same colour as the existing public house. Furthermore the existing timber sleepers and ropes shall be removed and replaced with glazed windscreens. The details of same shall be submitted to and agreed in writing with the planning authority prior to commencement of works on site.

Reason: In the interests of visual amenity and in order to protect the character of the Architectural Conservation Area.

Board Member: _____ Date: 26.02.16
Paul Hyde