



Board Direction

Ref: PL07.245658

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd March 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to the pattern of development in the area, to the zoning for the site, to the nature of the proposal and to the planning history of the site, the Board considered that, subject to the conditions attached hereto, the proposed development and development to be retained would not be injurious to amenity of the area and would not have an adverse effect on a protected structure. The proposal would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the pattern of development in the area and considered that the proposal was appropriate to a town centre location. The board also had regard to the architectural impact assessment accompanying the application and appeal and considered that the proposed retention would not adversely affect the character or setting of the protected structure.

Conditions

1. Plans Partic.
2. The proposed development and development to be retained shall be amended as follows:

- (a) 1st floor smoking area shall be deleted and this area shall be suitably separated from the first floor external landing.
- (b) External support structures for the proposed covering to the external rear area shall be removed from site within 3 months of the date of this order. The only area which shall be used as a smoking area shall be the covered area immediately to the west of the step shown on the ground floor plan of drawing No. 02 submitted with the application, measuring circa 9m x 3 m.
- (c) The area marked as a store immediately opposite the area mentioned at (b) above shall not be used as a bar or for serving food or alcohol.

Details of the above shall be submitted for agreement to the PA within 2 months of the date of this order.

Reason: In the interests of amenity clarity and orderly development.

- 3. The PVC windows to the first and second floor of the front facade shall be replaced with sliding timber sash windows to the agreement of the PA within 6 months of the date of this order.

Reason: in the interests of amenity.

- 4. Urban Water Drain
- 5. Retail Ad 1
- 6. S 48 Unspec.

Board Member: _____ Date: 2cnd March 2016
Michael Leahy