



Board Direction

Ref: PL91.245675

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 2nd 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 planning history and established retail use on the site and to the nature and extent of the development proposed and proposed to be retained, it is considered that subject to the conditions set out below, that the development 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, completed and retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 3rd day of September, 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. This grant of permission relates to the provision of 4 no. storage bays and retention of portable signage, only, and does not refer to any other structure or use on the overall site.

Reason: In the interest of clarity.

3. The 3 no. car parking spaces to the front of the shop unit and the 1 no. disabled parking space to the side as delineated on the Site Layout Plan (Drawing Number 1312-219-100) shall be kept clear of obstacles at all times and shall not be used for the display or storage of goods associated with the shop unit.

Reason: In the interest of traffic safety

4. Access to the car parking area to the rear of the retail unit and licenced premises shall be maintained and shall not be obstructed or blocked.

Reason: In the interest of traffic safety

5. One portable sign, only, shall be retained along the site frontage. Revised plans delineating the sign to be retained and its location shall be submitted to the planning authority for written agreement within one month of the date of this order.

Reason: In the interest of traffic safety and visual amenity

Board Member: _____ Date: 02.02.16
Paul Hyde