



Board Direction

Ref: **PL09.245906**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th April 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the location of the proposed development in an existing commercial building at the edge of Clane town centre, and to the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the vitality and viability of Clane town centre, would not have an adverse impact on visual or residential amenity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic
3. (1) The signs proposed on the building shall not be installed, and shall be replaced with individually mounted lettering or symbols in high quality materials. Any lighting shall be by means of concealed rear illumination only. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (2) Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site (other than those hereby permitted), unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

2. Urban WaterDrain

Board Member: _____ Date: 11th April 2016

Fionna O' Regan