



Board Direction

Ref: 17.245996

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, May 2016.

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

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the town centre zoning of the site in the Trim Development Plan 2014 – 2020, the central location of the site adjacent to the retail core of the town yet sufficiently removed from the historic town wall and other remains, it is considered that subject to the conditions as set out below including revisions to the design of the building, the proposed development would be in keeping with the retail strategy for the town, would not seriously injure the visual or other amenities of the town, would be acceptable in terms of traffic safety and convenience, would not give rise to an unacceptable flood risk and would 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 planning history of the site, the brownfield nature of the site, its strategic location adjacent to the town centre and retail core of Trim yet sufficiently removed from the sensitive historic centre of the town and were satisfied that, subject to revisions to the design of the building as provided for in the further information submitted to the planning authority and as required by condition attached to this Order, the proposed development would be acceptable in terms of the retail strategy for the town, would not seriously injure the amenities of the area or the historic fabric of the town and would be in accordance with the proper planning and sustainable development of the area.

Conditions

- (1) Std P and P (include further information submitted to the pa) and Reason.
- (2) The design of the proposed building shall be modified to provide to the inclusion of an additional band of rustic stone located midway along the south-eastern elevation to match the stone finishes already proposed at either end of the this elevation. Details of this modification together with detail of the colour and texture of all external materials and finishes shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

- (3) The proposed 2 no. free sanding advertising signs shall be omitted from the proposed development.

Reason: In the interest of visual amenity.

- (4) Std. Urban WaterDrain and Reason.
- (5) Per c. No. 4 of pa and Reason
- (6) Per C. No. 5 of pa
- (7) Std Archaeology excavation and monitoring condition and Reason
- (8) Std. Landscaping and Boundary treatment condition and Reason.
- (9) Std, CMP (include hours of operation) and Reason
- (10) Std Cables underground and Reason
- (11) Std. S. 48 (unspecified) and Reason

Board Member: _____ Date: 11th, May 2016
Paddy Keogh