



Board Direction

Ref: 03.246135

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th, May 2016.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as a set out below.

The Board considered it appropriate to deal with this file as a grant of planning permission subject to the attachment of conditions omitting signs and the extractor fan proposed for retention rather than issuing a split decision as recommended by the Planning Inspector

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the development proposed for retention including the scale of the proposed butcher and delicatessen use, the Board considered that the development proposed to be retained, subject to the conditions set out below including a condition requiring the omission of signage and an extractor fan, would be acceptable in terms of its impact on the character of the Protected Structure, would not seriously injure the residential or visual amenities of the area and would 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. 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 the 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. The following shall be omitted from this retention permission:
 - (a) The elongated sign on the southern gabled elevation,
 - (b) The 2 no. banners located on the front elevation and
 - (b) The extractor fan in the northern gabled elevation.

Reason: In the interests of visual and residential amenity.

3. Within 2 months of the date of this Order, details of a scheme for the housing of bin associated with the uses carried out in the Market House shall be submitted to and agreed in writing with the planning authority. The scheme shall be implemented within 2 months of the date of agreement with the planning authority.

Reason: In the interests of visual and residential amenity and public health.

Board Member: _____ Date: 26th, May 2016
Paddy Keogh