



An
Bord
Pleanála

Board Direction
PL 04.246467

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 11th 2016.

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

Reasons and Considerations

Having regard to the mixed pattern of development in the area and the Town Centre Zoning of the site, the Board considered that subject to the conditions as set out below the proposed development 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 considered that the proposed development would not contravene materially contravene the Town Centre Zoning of the site and would not be inimical to the vitality of the town centre

Conditions

1. Plans and particulars

2. The proposed boundary wall to the western perimeter of the site shall be constructed to the same height as the existing southern boundary wall and of matching materials. Details shall be submitted to and agreed in writing with the planning authority prior to commencement of works.

Reason: In the interests of residential and visual amenity.

3. The existing lamp standard and associated wires shall be relocated to the central part of the southern boundary of the site and the associated cables shall be underground. Details shall be submitted to and agreed in writing with the planning authority prior to commencement of works.

Reason: In the interest of traffic safety and visual amenity.

4. The proposed canopy shall be reduced in height from 900 to 750mm . Revised details showing compliance with this condition shall be submitted to, and agreed in writing with, the planning authority prior to commencement of works.

Reason: In the interest of visual amenity.

5. Standard Construction Management Plan.
6. Standard Landscaping Condition

Board Member

 Paul Hyde

Date: 11th August 2016