



Board Direction

Ref: 17.246701

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th, September 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the town centre location, the zoning of the site, and the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in an overdevelopment of non-retail uses in the core retail area, would not seriously injure the residential or visual amenities of the designated Architectural Conservation Area or of property in the vicinity or the architectural interest of the protect structure, 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 and completed 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 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 existing shopfront shall be retained and signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering. Samples of the proposed materials relating to the shopfront, including colour of the shopfront, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to protect the character of the Protected Structure and in the interest of visual amenity

3. No advertisement or advertisement structure, other than the shopfront signage agreed under condition number 2 above shall be erected or displayed on the building in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

Reason: In order to protect the character of the Protected Structure and in the interest of visual amenity.

Board Member: _____ Date: 20th, September 2016
Paddy Keogh