



Board Direction

Ref: PL29S.246842

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 17th, 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Development Plan including the zoning objective for the area and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity 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 retained 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 proposed entrance canopy erected to the side of the public house and the proposed flag poles with flags on the front elevation shall be omitted. The structure with external staircase leading to an outdoor seating area on the roof of the temporary structures providing bar and catering facilities and the wooden gate/boundary separating the side from the rear of the beer garden shall both be removed unless authorised by a prior grant of planning permission

Reason: In the interest of clarity.

3. The proposed beer garden shall be used for purposes and functions connected with the public house only, and shall not be used, sold, let or leased for events and functions independent of the public house.

Reason: In the interest of clarity

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, 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, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health

Board Member: _____ Date: October 17th, 2016
Nicholas Mulcahy