



## Board Direction

Ref: PL05E.246891

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22<sup>nd</sup> September 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, the pattern of development in the vicinity, the planning history of the site, and its location in the designated town centre, as set out in the County Donegal Development Plan 2012-2018 (as varied), it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the vitality or vibrancy of the town centre, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health 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. PlansPartic
2. Urban WaterDrain
3. Shopfront 2; (f) PA5
4. CommFinishes
5. Construction-stage details of the proposed parking and access arrangements shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of traffic safety and convenience.

6. RetailAd 3
7. UrbanWaste 1
8. CMP1
9. Section 48

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup> October 2016  
Fionna O' Regan