



Board Direction

Ref: 29N.246939

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

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

Reasons and Considerations

Having regard to the location of the bar in an area zoned District Centre, the pattern of development in the area, and the nature and scale of the development proposed, 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, would not represent a traffic hazard, and would be in accordance with the PP&SD of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision (refusing the roof modifications and neon signage), taking into consideration the established nature of the business and the land use zoning, the Board was satisfied that, given the separation distance to residential property and the conditions limiting the extent of roof openings, requiring no amplified music and controlling opening hours of the retractable roof elements, the amenities of surrounding property would be adequately protected, and that the signage as proposed would not be offensive. The Board agreed with the PA in relation to the omission of projecting signage.

Conditions

1. PlanPart (incl FI to PA)
2. As per PA c2 (standardise wording as appropriate)
3. As per PA c3 (reason: to protect the amenities of the area and of adjacent property)
4. New. C 4. The retractable sections of the roof shall be closed after 11.30 pm every night and shall not re-open before 10.00 the following

day. (reason: to protect the amenities of the area and of adjacent property).

5. Construction Hours as per PA
6. UrbanWater drain std

Board Member: _____ Date: 13th October 2016
Conall Boland

Note: s34(13) note to issue on cover letter.