



Board Direction

Ref: PL19.247229

The submissions on this file and the Inspector's report were considered at a meeting of all available Board Members held on 18th January 2017.

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, which replaces the existing store with an enhanced design and layout, the modest scale of the additional retail area to be provided relative to the level of existing retail in the vicinity, the Business/Employment zoning objective for the area as set out in the Edenderry Local Area Plan 2011 – 2017 whereby retail use is open for consideration, and the pattern of development in the vicinity generally, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be contrary to provisions of the Development Plan or of the Local Area Plan, would not seriously injure the character and amenities of the area or of property in the vicinity, would not detract from the vitality or viability of the town centre, 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 incl. FI 12/08/16
2.
 - (1) The eastern elevation to the car park shall be revised to alleviate the bulky and monolithic design in high quality materials.
 - (2) Suitable tree and/or hedgerow planting shall be provided to assist in screening the eastern elevation of the building.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ameliorate the poor design of the eastern elevation in the interest of visual amenity.

3. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:
 - (a) details of all proposed hard surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,
 - (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,
 - (c) details of proposed street furniture, including bollards, lighting fixtures and seating,
 - (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes, and
 - (e) details of the finishes to the area between the proposed boundary line and the public road along the R402.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

4. Details, including samples, of the materials, colours and textures of all the external finishes to the proposed buildings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

5. The proposed totem sign shall be reduced in scale to 4.5 m in height and 1.2 m in width. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

6. The proposed shopfront shall be in accordance with the following requirements:
 - (a) No additional signage other than that shown on the submitted drawings shall be erected on site.
 - (b) External roller shutters shall not be erected. Any internal shutters shall be only of the perforated type, coloured to match the shopfront colour.
 - (c) No adhesive material shall be affixed to the windows or the shopfronts.

Reason: In the interest of visual amenity.

7. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs other than those specifically authorised by this permission, (including any signs installed to be visible through the windows), advertisement structures, banners, awnings, 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.

8. The proposed development shall not operate outside the hours of 08:00 to 22:00 on Monday to Saturday, or 9:00 to 21:00 on Sundays and public holidays.

Reason: In the interest of clarity.

9. Urban WaterDrain

10. RoofPlant

11. All service cables associated with the proposed development (such as electrical, telecommunications and lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

12. Litter

13. A plan containing details for the management of waste and recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment.

14. CDW

15. CMP1

16. Section 48 – €36,736

17. Section 48(2)(c) €14,960 - in respect of improvement works to the Clonmullen Link Road junction with the R402 incorporating the upgrading of a roundabout to traffic signals.

Reason: In the interest of the safety and convenience of pedestrian and vehicular traffic accessing the site, having regard to the increased traffic levels arising from the proposed development.

Note:

The Board did not consider that the demolition of buildings and the construction of another constitutes the extension of an existing building. For this reason, the Board did not accept the Inspector's recommendation in relation to the application of the Development Contribution Scheme. The Scheme does not make allowance for demolition/rebuilding, and it is not open to the Board to apply any considerations other than the terms of the Scheme itself.

In relation to the special contribution, the Board accepted that the sum to be apportioned to the proposed development should apply only to the intensification of operations arising as a result of the proposed development, and considered that it would not be reasonable to require a contribution in respect of the existing scale of development.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 19th January 2017
Fionna O' Regan