



An
Bord
Pleanála

Board Direction
PL19.247603

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 9th 2017.

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

Reasons and Considerations

Having regard to the planning history on the site and to the nature of the proposed development, it is considered that the proposed development would not seriously injure the character and amenities of the area, would not represent a traffic hazard and would otherwise 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 as amended by the further plans and particulars received by An Bord Pleanála on the 21st November 2016, 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 development shall be amended in accordance with details as submitted in revised plans submitted to An Bord Pleanála on 21st November 2016. Revised drawings and specifications detailing the amendments shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. The period during which the development hereby permitted may be carried out shall expire on the 24th day of August, 2020.

Reason: To coincide with the expiry date of the parent permission granted planning register reference number PL19.244684 TU14010.

4 Other than any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with all of the terms and conditions of the parent permission granted under planning register reference numbers PL19.244684 TU14010, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

5. Details of the materials, colours and textures of all external finishes to the proposed development and its boundaries shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. These details shall include sample products to be used on the external elevations where relevant.

Reason: In the interest of visual amenity

6. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of open lattice type and shall not be used for any form of advertising unless authorised by a further grant of planning permission.

Reason: In the interest to visual amenity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid within two months of the date of this order, or in such phased payments as the planning authority may facilitate, and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note: The Board concurred with the inspectors conclusion that the proposed development is not a material contravention of the Development Plan

**Board
Member**

Date:09.03.17

Paul Hyde