



An  
Bord  
Pleanála

**Board Direction**  
**PL09.248571**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup> October 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 site's location in the town centre, the pattern of development in the immediate vicinity of the site and the planning history of the site, it is considered that, subject to compliance with the conditions below, the proposed development will positively contribute to the overall vitality and vibrancy of the town centre, and would therefore 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, 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. The change of use of the building fronting onto Main Street is solely for office use.

**Reason:** In the interests of clarity.

2. The existing mews dwelling structure and the residential structure referred to in the drawings and correspondence as 'The Lofts' shall be considered as a single residential unit and neither structure shall be sold or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of 'The Lofts' residential unit as part of a single residential planning unit and in the interest of residential amenity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, the placement of any sign or advertisement material on the front elevation shall be the subject of a separate application for permission to the planning authority.

**Reason:** To enable the planning authority to assess the impacts of any such signage on the amenities of the area.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development 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 An Bord Pleanála to determine the proper

application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, 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.

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:** 17.10.2017

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John Connolly