



An  
Bord  
Pleanála

**Board Direction**  
**PL92 248676**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> December, 2017.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for retention of existing signage to both old Friar Street and Old Baker Street

and

- (2) refuse permission for takeaway element to existing restaurant

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the location of the site fronting onto the R660 regional road, the lack of set down parking in the vicinity and the nature of the takeaway use which would encourage on-street parking, it is considered that the proposed takeaway element to the existing restaurant would encourage parking on the regional road and would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed takeaway element would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that subject to the conditions set out below, the signage to both Friar Street and Old Baker Street for which retention of planning permission is sought

would not seriously injure local amenities and would be in accordance with the requirements set out in the Thurles and Environs Development Plan 2009 for Architectural Conservation Areas.

## Conditions

1. Planpartic

**Reason: In the interest of clarity**

2. No internally illuminated signage shall be used. No signs, symbols, nameplates or other advertisements other than those authorised by this permission shall be erected externally on the building, prior to the grant of a planning permission.

**Reason: To protect the amenities of the area.**

**Board Member**

**Date:** 08.12.2017

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Terry Prendergast