



An  
Bord  
Pleanála

**Board Direction**  
**PL08.248878**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> January 2018.

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 location of the site in an area subject to a mixed use zoning objective and outside the Primary Retail Area as identified in the current development plan for Tralee it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the vitality and viability of the town centre and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed 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 submitted to the planning authority on the 10<sup>th</sup> day of May 2017, 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 the 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. This permission does not authorise the provision of any satellite dishes or other external plant or equipment.

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

3. The projecting sign to the front elevation shall be omitted. No awnings, canopies or other signs shall be erected on the premises without a prior grant of planning permission.

**Reason:** In the interest of visual amenity.

4. The shopfront shall be in accordance with the following requirements:

- (a) Signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individual mounted lettering.
- (b) Lighting shall be by means of concealed strip lighting or by rear illumination.
- (c) No adhesive material shall be affixed to the shopfront windows.

Details in relation to the above shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

**Reason:** In the interest of visual amenity.

**Board Member**

**Date:** 4<sup>th</sup> January 2018

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John Connolly