



An  
Bord  
Pleanála

**Board Direction**  
**PL26.248933**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 15<sup>th</sup> 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 provisions of the current Wexford Town and Environs Development Plan 2009 and the town centre location of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not conflict with the provisions of the Development Plan and would be acceptable in terms of pedestrian safety and convenience. The proposed development 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.

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

2. (a) Details of signage for the exterior of the proposed development, including method of illumination, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.
- (b) No roller shutters shall be erected on the exterior of the development.

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

3. Apart from the shopfront signage agreed under condition 2 (a) of this permission, and notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building 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, and to allow the planning authority to assess any such further signage or advertisements through the statutory planning process.

4. The development hereby permitted shall be limited to the uses referred to in the development description as part of the planning application. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no other uses shall take place within the subject premises without a separate grant of planning permission. The restaurant/café shall not be used for the sale of hot food for consumption off the premises (that is, as a takeaway).

**Reason:** In the interests of pedestrian safety, to restrict the nature and extent of the development to that applied for, and in order to protect the residential amenities of property in the vicinity.

5. As PA condition no. 5

**Reason:** In order to protect the residential amenities of property in the vicinity.

6. As PA condition no. 6 (and reason)

**Board Member**

**Date:** 15<sup>th</sup> January 2018

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Philip Jones