



An
Bord
Pleanála

Board Direction
PL16.249260

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th February 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 the town centre of Westport and its zoning under objective 'B' of the Westport and Environs Development Plan 2010-2016
- the pattern of development in its vicinity
- the planning history, in particular the grant of permission under P15/803
- the scale and characteristics of the proposed development, in particular its maintenance of the front elevation and traditional shopfront along Bridge Street

It is considered that the proposed development would not seriously injure the amenities of neighbouring property nor adversely affect the character and setting of the protected structure and Architectural Conservation Area in which it stands. 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 as amended by the further plans and particulars submitted on the 2nd day of August 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 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 basement excavation is not permitted unless authorised by a separate permission, where more detailed consideration can be given to the protected structure.

Reason: To ensure proper consideration is given to the impact on the protected structure.

3. An architectural impact statement and conservation plan for the original structure on Bridge Street and its shopfront shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The development shall be carried out in accordance with this plan, and the relevant works shall be restricted to conservation, consolidation and presentation works.

Reason: To ensure that these elements of the historic structure are maintained and protected from unnecessary damage or loss of fabric

4. The appropriate period for this permission shall expire on the same day as that for the permission granted under Reg. Ref. P15/803, which is the 26th day of April 2021.

Reason: In the interests of clarity

5. All other relevant conditions of the grant of permission made under Reg.

Ref. P15/803 shall continue to apply.

Reason: To ensure a proper standard of development

6. 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, 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

Board Member

Date: 22nd February 2018

Michelle Fagan