



An
Bord
Pleanála

Board Direction
BD-001304-18
ABP-301365-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2018.

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 size and significance of Tuam in County Galway as an important regional settlement with a large rural hinterland, to the zoning objective: “C: *Town Centre/Commercial*”, to the proposed location within an existing ground floor commercial unit in the town centre, to the distribution of existing betting office development in the central commercial core of Tuam, and, to the limited extent of changes to the existing shopfront and fascia proposed comprising fascia painting and individually mounted lettering, 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 and the visual amenities and architectural character of the Architectural Conservation Area would not adversely affect the viability and vitality of the town centre and would, 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 points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed shopfront shall be in accordance with the following requirements:-

- (a) Signs shall be restricted to a single fascia sign using sign writing, hand-painted lettering or individually mounted lettering,
- (b) Lighting shall be external only.
- (c) no external roller shutters, awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,
- (d) no adhesive material shall be affixed to the windows or the shopfront.

Details of all signage and lighting shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interest of the visual amenities of the architectural conservation area.

- 3 Drainage arrangements shall be in accordance with the requirements of the planning authority.

Reason: In the interest of clarity.

Board Member

Date: 09/10/2018

Maria FitzGerald