



An
Bord
Pleanála

Board Direction
BD-001487-18
ABP-301381-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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

It is considered that the proposed changes to the shopfront will not seriously injure the visual amenities of the area or detract from the character of Rathgar Village and would, subject to conditions set out below, 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 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. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no 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 buildings 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.

3. The proposed shopfront shall be in accordance with the following requirements:-
 - (a) no awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,
 - (b) An external roller shutter shall not be erected, any internal shutter shall be only of the perforated type, coloured to match the shopfront colour.
 - (c) no adhesive material shall be affixed to the windows or the shopfront.

Reason: In the interest of visual amenity.

4. A schedule and appropriate samples of all materials to be used in the external treatment of the development to include proposed brick, shopfront materials, roofing materials, windows, doors and gates shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure an appropriate standard of development/conservation.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation

from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

Board Member

Date: 31/10/2018

Terry Ó Niadh