



An
Bord
Pleanála

Board Direction
BD-002621-19
ABP-302996-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2019.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Attach condition numbers 3 and 5

Amend condition number 4 as follows

Condition no. 4

The opening hours shall be confined to the hours of 20:00 – 08:00, only.

Reason: In the interests of the amenities of the area.

Reasons and Considerations

a) Having regard to the design and scale of the projecting illuminated sign subject to retention, the proposed development would have an adverse visual impact and would constitute poor quality signage at a prominent town centre location and in an area designated as an Architectural Conservation Area. The proposed development would set an undesirable precedent for other such development and would, therefore, be contrary to the proper planning and sustainable development of the area.

(b) Having regard to the town centre location of the site and adjoining uses, which are all commercial in nature, it is considered that the amended opening hours as per the existing operation are appropriate and that the operation of the existing business would have no adverse impact on the amenities of adjoining properties.

(c) Having regard to the prominent town centre location of the site and the designation of the area as an Architectural Conservation Area, it is considered that condition no. 5 is appropriate to ensure maintenance of a good standard in terms of architectural character and would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 20/03/2019

Paul Hyde