



An
Bord
Pleanála

Board Direction
BD-003402-19
ABP-303935-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2019.

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 proposed development in the retail core of Wicklow town as established in the Wicklow Town/Rathnew Development Plan 2013-2019, to the pattern of commercial development in the area and subject to the conditions set out below, it is considered that the proposed development would not detract from the vitality and viability of the town centre or from the visual amenity of the area, would accord with the policies and objectives in relation to retail development set out in the Wicklow County Development Plan 2016-2022 and the Wicklow/Rathnew Town Development Plan 2013-2019 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed shopfront shall be in accordance with the following requirements: -</p> <p>(a) The existing 'Casino' sign shall be removed from the premises. New signs shall be restricted to two single fascia signs comprising either hand-painted lettering or individually mounted lettering,</p> <p>(b) lighting shall be by means of concealed neon tubing or by rear illumination,</p> <p>(c) no awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission,</p> <p>(d) no external roller shutter shall be erected on the premises and any internal shutter shall be only of the perforated type, coloured to match the shopfront colour.</p> <p>(e) no adhesive material shall be affixed to the windows or the shopfront.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>Water supply and drainage arrangements including the disposal of surface water shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: In the interest of public health.</p>
4.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the</p>

	<p>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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 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.</p>
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Board Member

Date: 26/06/2019

Terry Prendergast