



An
Bord
Pleanála

Board Direction
BD-004206-19
ABP-304750-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2019.

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

The proposed development is located in an area zoned for town centre uses in the Arklow and Environs Local Area Plan 2018-2022, where town centre uses, including retail, commercial, office and civic uses, are acceptable in principle. Having regard to the established retail use on site, to the relatively modest scale of the proposed development and subject to the conditions set out below, it is considered that the proposed development would not endanger public safety by reason of traffic hazard, would accord with the zoning objective for the site set out in the Local Area Plan and 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, 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. Details of proposed shopfront and signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. No external security shutters shall be erected within the site and/or premises, unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Board Member

Date: 08/10/2019

Dave Walsh