



An  
Bord  
Pleanála

**Board Direction**  
**BD-006543-20**  
**ABP-307659-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/09/2020.

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 zoning of the site in the current development plan for the area and to the commercial pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development 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. The proposed development shall be amended as follows:

- The newspaper box shall be reoriented so that its principal dimension is set flush against the front façade of the retail store.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of preserving the unobstructed movement and safety of pedestrians.

3. No advertisement logos or other advertisement matter of any kind shall be placed on the exterior of the newspaper box. The bin may be painted in colours to match those used on the exterior of the shop.

**Reason:** In the interests of clarity and visual amenity.

4. No additional advertising signs, symbols, flags, emblems or logos shall be erected externally on the building or anywhere on site whether or not such signs would constitute exempted development without a prior grant of planning permission. No internally illuminated or neon signage shall be permitted.

**Reason:** In the interest of visual amenity and in the interest of the proper planning and sustainable development of the area

**Board Member**

**Date:** 24/09/2020

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Stephen Bohan