



An  
Bord  
Pleanála

**Board Direction**  
**BD-007322-21**  
**ABP-308176-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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 nature and extent of signage to be retained and the amendments proposed and to the pattern of existing development in the vicinity, it is considered that subject to compliance with the conditions set out below, the proposed development would not be visually obtrusive and would not detract from the character or seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and details submitted on the 16<sup>th</sup> day of July 2020, 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 existing fascia, signage, projecting sign and signage posters to be removed and the replacement obscure glazing and projecting fixed static sign as detailed on the plans and particulars received by the planning authority on the 16<sup>th</sup> day of July, 2020, with the exception of window 4 which shall also have the signage posters removed, to be carried out within four months from the date of this order.

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

3. The fascia and soffit signage shall not be internally illuminated. Revised proposals for lighting of the signage shall be submitted to the planning authority for written agreement and the agreed amendments carried out within 4 months from the date of this order.

**Reason:** In the interest of visual amenity.

**Board Member**

**Date:** 18/01/2021

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Stephen Bohan