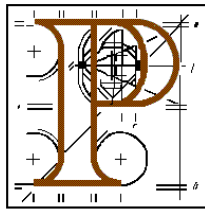


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3026/15

An Bord Pleanála Reference Number: PL 29S.245448

APPEAL by Antcon Limited care of BKD Architects of 7 Harcourt Terrace, Dublin against the decision made on the 11th day of August, 2015 by Dublin City Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Proposed communal sign 3.4 metres high by 1.5 meters wide and consisting of the proposed name of the development above the names of the three tenants to both sides of the sign. The sign will be back lit and have a total combined area of signage of 9.6 square metres and will be located between Unit 1 and Drimnagh Road to west of the vehicular entrance to mixed use development, previously granted planning permission under planning register reference number 3598/13 on a site of 0.2783 hectares at site of the former Snooker Hall, land adjacent to 99 Drimnagh Road, Drimnagh, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature, design and scale of the proposed signage, to the location of the site on a radial route into the city and the layout of the existing development on site, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the land use zoning provisions of the site, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the existing "Centra" and communal signs adjoining/attached to the boundary wall along the western boundary of the site shall be permanently removed.

Reason: It is considered that the proposed sign is sufficient to advertise the overall development, and that the existing signs (in respect of which there is no evidence of any planning permission) would constitute excessive signage and visual clutter.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, any change to the display panel, including any increase in the number of posters to be displayed, or the internal/external illumination, shall be the subject of a separate application for planning permission.

Reason: To enable the planning authority to assess the impacts of any such changes on the amenities of the area through the statutory planning process.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, no further .advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To enable the planning authority to assess the impacts of any further signage on the amenities of the area through the statutory planning process.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.