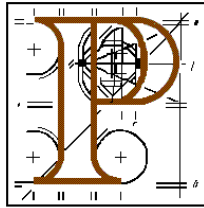


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Longford County

Planning Register Reference Number: 15/104

An Bord Pleanála Reference Number: PL 14.245509

APPEAL by Derek Fitzgerald care of Ger Fahy Planning of 108 Village Green, Kilcock, County Kildare against the decision made on the 26th day of August, 2015 by Longford County Council to grant subject to conditions a permission to Dermot and Kevin Smith care of Richard Smith of Number 8 Lough Owel Village, Irishtown, Mullingar, County Westmeath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use of the ground floor from shop to restaurant/café and all necessary associated works at Unit 1A Grafton Court, Longford Town.

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 'Commercial/Residential' land use zoning objective for the area as set out in the Longford Town Development Plan 2009-2015 and the pattern of development in this area in Longford Town Centre, and having regard in particular to the prominent location in the town centre of this vacant ground floor commercial premises beneath commercial office uses in the upper floors of the building, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. 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 'Selected Signage' as indicated on the submitted Elevation Drawings shall be in raised individual metal or timber lettering, details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to installation.

Reason: In the interest of visual amenity.

3. Security roller shutters, if installed, shall be recessed behind the perimeter glazing and shall be factory finished in a single colour to match the colour scheme of the building. Such shutters shall be of the 'open lattice' type and shall not be used for any form of advertising.

Reason: In the interest of visual amenity.

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

Dated this day of 2016.