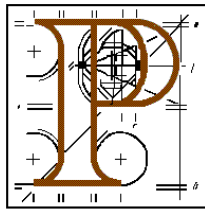


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Offaly County

**Planning Register Reference Number: PL2/15/185**

An Bord Pleanála Reference Number: PL 19.245622

**APPEAL** by Ger and Yvonne Claffey of Moorpark Street, Birr, County Offaly against the decision made on the 17<sup>th</sup> day of September, 2015 by Offaly County Council to grant subject to conditions a permission to Pitstop Fuels Limited care of Thor Design and Management of Ballindarra, Birr, County Offaly in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Proposed signage and alterations to front façade, consisting of new windows and doors, and alterations to rear façade consisting of new doors to existing commercial building at Townparks, Railway Road, Birr, County Offaly.

## 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 limited scale and nature of the proposed development, and to the submissions made in connection with the planning application and the appeal, 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 and would be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. This grant of planning permission relates to the development as applied for and stated in the public notices. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 26<sup>th</sup> day of August 2015, 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 the materials, colours and textures of all the external finishes including the proposed signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The signage shall not be internally lit and shall comply with all requirements specified by the planning authority.

**Reason:** In the interest of visual amenity and in the interest of providing for an appropriate design and visual response consistent with the preservation of the Heritage Town of Birr.

- 3 Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, other than the signage identified on the submitted drawings, any additional awnings, canopies, signage or advertising material including signs affixed to windows or other alteration to the front elevation including the provision of roller shutters, shall be the subject of a separate application for permission to the planning authority. In addition, no display of goods or advertising or storage of goods shall take place outside of the premises or in the forecourt area without a prior grant of planning permission.

**Reason:** In the interest of visual amenity and in the interest of providing for an appropriate visual response consistent with the preservation of the Heritage Town of Birr.

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

**Dated this            day of            2016.**