

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: KA/160255

An Bord Pleanála Reference Number: PL 17.246701

APPEAL by Brendan Browne of Halfcarton, Mountnugent, County Cavan against the decision made on the 10th day of May, 2016 by Meath County Council to grant subject to conditions a permission to Samuel Acatincai care of Lloyd Fitzsimons of Kells Art Studios of 13 John Street, Kells, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use of an existing ground floor retail unit to take-away outlet, associated signage and all site development works to a protected structure at The Square, Oldcastle, County Meath.

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 town centre location, the zoning of the site, and the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not result in an overdevelopment of non-retail uses in the core retail area, would not seriously injure the residential or visual amenities of the designated Architectural Conservation Area or of property in the vicinity or the architectural interest of the protect structure, 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. 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 shopfront shall be retained and signs shall be restricted to a single fascia sign using sign writing or comprising either hand-painted lettering or individually mounted lettering. Samples of the proposed materials relating to the shopfront, including the colour of the shopfront, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to protect the character of the Protected Structure and in the interest of visual amenity.

3. No advertisement or advertisement structure, other than the shopfront signage agreed under condition number 2 above shall be erected or displayed on the building in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

Reason: In order to protect the character of the Protected Structure and 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.