



## Board Direction

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**Ref: 75.238942**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/07/11.

The Board decided to refuse permission generally in accordance with the following draft reasons and considerations.

### Reasons and Considerations

1. Having regard to the location of the site within the Town centre of New Ross on the former Royal Hotel site, a key town centre site and proposed Architectural Conservation Area as set out in the New Ross Town and environs Plan 2011-2017, where it is the policy of the plan to enhance the vitality and viability of the town centre. It is considered that the provision of a car park, notwithstanding its temporary nature would seriously injure the vitality and viability of the town centre and would conflict with the appropriate redevelopment of this key town centre site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is in a visually prominent location and adjoins High Hill Street, a protected structure. Having regard to the characteristics of the site, the pattern of development in the vicinity and the morphology of the area together with the extent of excavation works and resulting ground levels and gradients together with the height of the proposed retaining walls and boundary treatment, it is considered that the proposed development would significantly alter the character of the site, would detract from the adjoining protected structure and the amenities of properties in the vicinity. The proposed development would, therefore, adversely affect the character and setting of the protected structure and the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the proposed car park within the town centre close to a busy junction together with its layout and design, in particular the proposed entry and exit points, it is considered the proposed development would endanger public safety by reason of a traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to seek further information, the Board disagreed with the Inspector that a temporary car park would be acceptable and did not agree that a temporary car park was an acceptable interim measure to the redevelopment of this key landmark site within the centre of New Ross.

Board Member: \_\_\_\_\_ Date: 22/07/11  
Jane Doyle