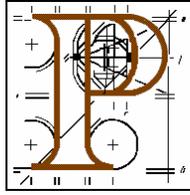


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2009

Sligo Borough

Planning Register Reference Number: PD 08/89

An Bord Pleanála Reference Number: PL 77.233868

APPEAL by Bernard McHugh care of McHugh O Cofaigh Architects of 6 Upper Mount Street, Dublin against the decision made on the 8th day of May, 2009 by Sligo Borough Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of demolition of existing two-storey residence and single-storey garage; construction of new office building comprising basement level car park for 26 cars and 20 bicycle spaces, storage, service and delivery area with new vehicle access ramp off Pearse Road and close up existing entrance on Pearse Road; maintain use of existing vehicular access (with improvement works) on Chapel Hill; basement area (approximately 40 square metres); ground floor offices (approximate total area 473 square metres); first floor offices (approximately 517 square metres) and penthouse offices (approximately 262 square metres); all on lands comprising some 0.1068 hectares at “Velmead”, Pearse Road and Chapel Hill, Sligo.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations 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

Notwithstanding the revised proposals submitted on appeal, and having regard to the scale, mass and design of the proposed development and to its proximity and relationship to the private open spaces at the rear of the adjoining properties, it is considered that the proposed development would be visually dominant, would result in overshadowing of adjoining properties and would seriously injure the amenities and depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2009.