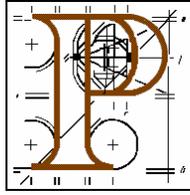


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

New Ross Town

Planning Register Reference Number: N2011002

An Bord Pleanála Reference Number: PL 75.238942

APPEAL by M and T Developments care of R. Crosbie and Associates of The Coach House, Marsh Lane, New Ross, County Wexford against the decision made on the 18th day of April, 2011 by New Ross Town Council to refuse permission.

PROPOSED DEVELOPMENT: Provision of a temporary car park (31 spaces) and all associated site works on the site of the old Royal Hotel. This applications follows the demolition of the original structure but is made on the basis that it is the intention of M and T Developments Limited to build again on the site pending approval of a new design, all at the old Royal Hotel site, North Street, New Ross, County Wexford.

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

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, located in a proposed Architectural Conservation Area as set out in the New Ross Town and Environs Development Plan 2011-2017, where it is the policy of the planning authority 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, and 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, would seriously injure 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 that the proposed development would endanger public safety by reason of traffic hazard and 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.

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

Dated this day of 2011.