



## Board Direction

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**Ref: 09.245547**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup>, January 2016.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

### REASONS AND CONSIDERATIONS

1. The proposed development relates to a Protected Structure located within an area zoned 'town centre' and within an area designated an Architectural Conservation Area in the Athy Town Development Plan 2012 – 2018. It is the policy of the planning authority, as set out in the development plan "To discourage amusement/gaming arcades in the Core Retail Area, as they are considered to be an undesirable use and potentially detrimental to the business and commercial environment of the town" (Policy RP25). The Board previously granted planning permission for the proposed development on a temporary basis for a period of 3 years only on the basis that the use would contribute to the maintenance of the Protected Structure. Notwithstanding this previous grant of planning permission, it is considered the continued use of the premises as a gaming and amusement arcaded would detract from the primary retail use of the street and from the vitality and vibrancy of the town centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the Protected Structure designation of the building and its location within a visually sensitive Architectural Conservation Area, it is considered that the proposed signage, which is reliant on opaque screening, directly affixed to the fenestration and door of the protected structure, would detract from the quality of this building and result in dead street frontage and accordingly, would adversely affect the Architectural Conservation Area. The signage as proposed would detract from the visual amenities of the area and the preservation of the character of the building and would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup>, January 2016  
Paddy Keogh