



Board Direction

Ref: PL09.246031

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 16th, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASON AND CONSIDERATIONS

The proposed development would seriously injure the residential amenities of the adjoining property to the west by way of overshadowing and visual obtrusion, due to its bulk and scale. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note 1: Notwithstanding the Board's support for the proposed re-use of this town centre structure for residential use the Board generally concurred with the Inspector's concerns in respect of refusal reason 2 but the Board considered that in the event the substantive reason for refusal was addressed by means of a modified design that finishes more appropriate to the ACA might be sought by planning condition. Accordingly, the Board decided not to refuse permission for this reason.

Note 2: The Board did not consider that there was sufficient detail in respect of the status of the rear vehicular access and, for example, whether the permission had ever been implemented and the Board in the absence of such clarity, therefore, decided not to refuse permission for reason number 3 as set out in the Inspector's report.

Board Member: _____ Date: May 16th, 2016
Nicholas Mulcahy

Please issue a copy of direction with order.