



Board Direction

Ref: 04.246261

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th, July 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

Notwithstanding the improvements to the visual character of the proposed development as indicated in the appeal submission, the Board considered that having regard to the site location within an Architectural Conservation Area as designated in the Clonakilty Development Plan 2009-2015, the proposed change of use from retail to a Betting Office would contravene Policy as set out in Section 3.3.3 of the Development Plan which aims to resist betting shops, gambling and gaming uses in buildings within the Architectural Conservation Area. Therefore, it is considered that the proposed development would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 25th, July 2016
Paddy Keogh

Note: The Board had concerns in relation to the location of the proposed condensers in close proximity to existing dwellings and the potential for injury to the residential amenities of these dwellings. However, the Board decided not to pursue this matter in the context of the current appeal in light of the substantial reason for refusal of planning permission as set out above,

[Please issue a copy of Board Direction with Board Order]