



Board Direction

Ref: 17.246830

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

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the proposed building on site at the furthest remove from the existing public realm and commercial centre and Main Street of the town and to the proposed large area of surface car parking between the proposed building and the existing public realm and town centre, it is considered that the proposed development would fail to consolidate and successfully achieve synergy with the existing retail core and town centre. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had concerns as stated in the reason for refusal in relation to the acceptability of the layout of the proposed development and its acceptability in terms of integration with the existing public realm and the separation of the proposed building from the existing commercial core of the town by a large area of surface car parking.

Board Member: _____
Paddy Keogh

Date: 28th, November 2016