



## Board Direction

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**Ref: 25M.247596**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14<sup>th</sup>, March 2017.

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

### REASONS AND CONSIDERATIONS

1. Having regard to the objectives of the Planning Authority as set out in the Mullingar Local Area Plan 2014-2020, which seeks to safeguard predominately residential areas on the edge of town centre by prohibiting undue encroachment of commercial uses into established residential areas and streets, it is considered that the proposal for a change of use from a storage shed to a pharmacy dispensary in an established residential area would fail to respond to stated policy and would contravene the residential land use zoning objective on the subject site, O-LZ1, which seeks to provide for residential development, associated services and to protect and improve residential amenity. The proposed development, would not therefore be in accordance with the proper planning and sustainable development of the area.
2. The conversion of an ancillary detached storage shed within the site of a detached GP surgery/medical centre, to form a new pharmacy for a limited function to dispense medicines only, would result in a shop which would be out of character and inconsistent with the pattern of development in the immediate area which predominately consists of houses and domestic garages. Furthermore, the proposed development would have the potential to undermine the existing town centre would set an undesirable precedent for other similar development and accordingly would lead to disorderly development which would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 14<sup>th</sup>, March 2017  
Paddy Keogh