



An
Bord
Pleanála

Board Direction
PL19 248021

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st November, 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that, by reason of the design, bulk, scale and mass of proposed buildings B2 and B3; the prominence of the site's location in a town centre area and the visual relationship of these buildings with the malt kiln protected structure building RPS 23-202 on the site referred to on the submitted drawings as B1, and the proposed treatment of the malthouse protected structure building RPS 23-403, that the proposed development would materially and adversely affect the character and setting of the Protected Structures on the site and would adversely impact on the visual amenities of its immediate area and streetscape. The proposed development also by reason of its excessive height relative to surrounding buildings in particular the malt kiln building, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. It is considered that there is an absence of detail relating to any feasible proposals to address carparking to cater for the proposed development and of any overall appraisal of traffic impact arising by the proposed development and of measures to address any impacts arising. In the absence of such, it is considered that that proposal could give rise to conditions which would be prejudicial to public safety by reason of traffic hazard on the public road network in the vicinity, which would interfere with the free flow of traffic and endanger public safety by reason of obstruction to road users and pedestrians.

Board Member

Date: 03.11.2017

Note: The Board did not consider the revised proposals submitted with the appeal as it was considered that these were materially different from the original proposal and, not having been advertised, have not allowed for consideration by the public.

Note: The Board is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands.

Please include Board Direction with Order.