



The submissions on this file and the Inspector's report were considered at a Board meeting held on 11th September, 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. The proposed apartments, because of the orientation of the windows serving the apartments and their proximity to other structures, would not provide the apartments with an acceptable outlook or level of natural light and would seriously injure the residential amenity of their occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is zoned as town centre under the Buncrana and Environs Development Plan 2014-2020. The proposed change of use of a shop to an amusement centre would diminish the extent of retail floorspace and exacerbate the pattern of non-retail development in the town centre and as such would detract from its vitality and viability. The proposed development would contravene the zoning of the site and policy R-P-8 as set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed change of use to an amusement centre would constitute disorderly and incompatible development, which would seriously injure the residential amenity of the existing dwellings on the site and would be contrary to policy H-P-21 as set out in the Buncrana and Environs Development Plan 2014-2020. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board
Member**

Date:11.09.2017

Terry Prendergast