



An
Bord
Pleanála

Board Direction
PL07 248663

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12 October, 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the Town Centre (C1) area in the Loughrea Local Area Plan 2012-2018 the primary focus of which is for retail and service activity, the location of the proposed development in an Architectural Conservation Area, the nature, scale and extent of the office and betting office uses, the proposed retained elements of original built fabric and the sensitive treatment of the front façade, it is considered that the proposed development would not seriously injure the amenities of property in the vicinity or the visual amenities of the area. The proposed development would also be satisfactory in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not give rise to a proliferation of office and betting office uses and would contribute to the vitality and vibrancy of the town and would be consistent with Development Plan and Local Area Plan policy relating to the provision of retail development. The Board also considered that the proposed development, including the proposed frontage and three storey rear extension would be consistent with Objective AH3 and DM Standard 44 of the

Galway County Development Plan 2015-2021 (as varied) and to Objectives BH3 and UD5 of the Loughrea Local Area Plan 2012-2018.

Conditions

1 PLANPARTIC

2 As per planning authority Condition 2

3 SHOPFRONT 2

4 RETAILAD 1

5 The design of the proposed windows to the front elevation shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity

6 ARCH C

7 STANDARD WATERDRAIN

8 CONSTHOURS

9 CMP1

Board

Date:17/10/2017

Member

Terry Prendergast