



An
Bord
Pleanála

Board Direction
BD-000885-18
ABP-300920-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of development in the streetscape, to the extent and nature of the shopfront alterations included as part of the proposed development, in particular the removal of features that are considered to be of architectural interest to the streetscape including the removal of the vertical glazing bars, the existing stall riser and the set back shop entrance, the board considered that the proposed amendments were not in accordance with the policies and the development standards for streetscapes and shop fronts as set out in the Tullamore and Environs Development Plan, 2010-2016 (as extended). It is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission and notwithstanding the fact that the shopfront had been subsequently altered, the Board considered that the existing elements of the shop front, in particular the vertical subdivisions to the shop window, the existing height of the stall riser and the setback for

the shop entrance were important architectural elements which made a positive contribution to the streetscape and were therefore worthy of retention. The Board therefore considered that the proposed development was not in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 08/08/2018

Maria FitzGerald