



An
Bord
Pleanála

Board Direction
BD-004602-19
ABP-304561-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2019.

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

Reasons and Considerations

The site is located on lands which are zoned 'Town Centre' under the County Development Plan 2018-2024, the objective of which is to strengthen the core of Letterkenny as a centre of commercial, retail, cultural and community life and in relation to which objective there is a requirement to comply with the Town Centre Strategy which promotes intensification of uses, quality architectural design and enhancement of streetscape within the Urban Design Framework. It is considered that the nature of the proposed development would significantly detract from and hinder the achievement of a consolidated, vibrant and attractive town centre including by reason of the specific use proposed and the poor layout and design. The proposed development would constitute a substandard development in this town centre location and would be contrary to the provisions of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/11/2019

Terry Ó Niadh