



An  
Bord  
Pleanála

**Board Direction**  
**BD-005027-20**  
**ABP-305610-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2020.

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

### **Reasons and Considerations**

The proposed development relates to a Protected Structure which is located within the Core Retail Area of Athy, as identified in the Kildare County Development Plan 2017-2023 and in the Athy Town Development Plan 2012- 2018 and is located on lands zoned town centre and within an area designated an Architectural Conservation Area, as identified in the Athy Town Development Plan 2012-2018. Having regard to the policy of the planning authority on non- retail uses in Core Retail Areas and Other Main Streets, including Policy R59 (refuse planning applications for amusement/gaming arcades as they are considered to be an undesirable use and potentially detrimental to the business and commercial environment of centres in the county) and Policy R60 (discourage where possible within its statutory powers the introduction of non-retail and lower grade retail uses in Core Retail Areas and other streets, in the interests of maintaining and sustaining the retail attraction of the county's centres) as set out in the Kildare County Development Plan 2017-2023, it is considered that the proposed development would detract from the vitality and vibrancy of the town centre and would seriously injure

the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 24/01/2020

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Maria FitzGerald