



An
Bord
Pleanála

Board Direction
BD-005962-20
ABP-306066-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2020.

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

Reasons and Considerations

1. The subject site is zoned 'residential' in the Athlone Town Development Plan 2014-2020. It is an objective of this zoning 'to provide for residential development, associated services and to protect and improve residential amenity'. The proposed change of use would result in a loss of residential accommodation within a mature residential area within a town centre setting and would undermine the residential character of the established residential area, would set an undesirable precedent and be contrary to section 5.9.1 and Policy P-DU6 of the Athlone Town Development Plan 2014-2020, which seeks to maintain a strong residential base in the town area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed change of use and to the intensity of the uses proposed, it is considered that the proposed development would seriously injure the residential amenities of the area and, particularly, those of the occupants of the adjacent dwelling. The proposed development 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, the Board considered that the proposed change of use would result in a loss of residential accommodation within a mature residential area within a town centre setting and would undermine the residential character of the established residential area, would set an undesirable precedent and be contrary to section 5.9.1 and Policy P-DU6 of the Athlone Town Development Plan 2014-2020, which seeks to maintain a strong residential base in the town area. Furthermore, the Board considered that the proposed development would seriously injure the residential amenities of the area and, particularly, those of the occupants of the adjacent dwelling.

Note: While the Board noted that the zoning of the site provides for residential use and associated services including the proposed use, it was not satisfied that the proposed use would be appropriate in the particular circumstances of this case, having regard to the significant number of vacant units on the west side of Athlone Town and within proximity of the application site.

Board Member

Date: 18/06/2020

John Connolly