



An
Bord
Pleanála

Board Direction
BD-007246-21
ABP-307764-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/01/2021.

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

Reasons and Considerations

1.	The alterations to the façade of the building, by reason of the removal of the two traditional shopfronts and their replacement with predominantly blank and inactive ground floor frontages, have significantly altered the character of the original structures, and adversely affect the streetscape of School Street which is located within Kilcock's Architectural Conservation Area. The proposed development would be contrary to Policy HC2, Objective HCO4 and Policy HC17 of the <i>Kilcock Local Area Plan 2015-2021</i> , and would, therefore, be contrary to the proper planning and sustainable development of the area.
2.	The proposed change of use from retail to an amusement arcade is contrary to Policies R59 and R60 of the <i>Kildare County Development Plan 2017-2023</i> which seek to curtail the development of amusement arcades in Core Retail Areas of town centres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: On the basis of the information submitted with the application and appeal, the Board is not satisfied that the proposed partial change of use at first floor level from residential to office, would allow the resultant apartment to satisfactorily meet the required minimum standards of accommodation and be afforded sufficient privacy and safety to ensure that the residential amenity of future residents would be protected. The Board considered that this issue could have been addressed by seeking further information. However, in the light of the substantial reason for refusal set out above, decided not to pursue this issue.

Copy of Board Direction to issue with Board Order

Board Member

Date: 12/01/2021

Maria FitzGerald