



An
Bord
Pleanála

Board Direction
BD-007759-21
ABP-307903-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/03/2021.

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 is located in an area zoned to enhance the physical and social character of the existing town centre and to provide for new and improved Town Centre facilities and uses in the Cahir Local Area Plan 2011 and in particular residential uses. Having regard to the design and layout of the proposed development, its poor front façade articulation, the inappropriate use of passageways on both sides of the building and access to the upper floors from the rear of the building through a communal yard area, it is considered that the proposed development would compromise the streetscape and the safety and security of the future occupants of the development, and would seriously injure the residential amenity of future residents of the proposed development and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/03/2021

Dave Walsh