



An  
Bord  
Pleanála

**Board Direction**  
**BD-011284-22**  
**ABP-310411-21**

The submissions on this file and the Inspector's report were considered at Board meetings held on 29/06/2022 and 19/09/2022.

At the meeting of the 29/06/2022, the Board decided to defer consideration of this case and to issue a Section 137 notice to the parties.

At the meeting of the 19/09/2022, the Board considered the submissions on the file including those received in response to the section 137 notice and decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the prominent location of the site in the centre of Shannon Town, the layout of the proposed development, the predominantly single storey form of the building, and the overall design of the proposal, it is considered that the proposed development would fail to provide a satisfactory level of urban design and street frontage, height, presence and definition at this prominent urban street location on lands identified as the 'Central Area' and zoned 'Town Centre' as set out in the Shannon Town and Environs Local Area Plan 2012–2018 (as extended). Furthermore, the proposed development would not provide a strong relationship and linkages to its site context and to adjoining areas, including the adjacent future civic park directly east of the application site and identified as OS1 on the Zoning maps. The proposed development would, therefore, be contrary to Objective 5.9 of the Local Area

Plan and contrary to the proper planning and sustainable development of the area.

**Note:** The Board noted the revised design and layout submitted by the applicant in response to the section 137 notice issued but did not consider these revisions adequately addressed the Board's essential concerns as set out in the reason for refusal set out above.

**Board Member**

Maria Fitzgerald  
Maria Fitzgerald

**Date:** 19/09/2022