



An
Bord
Pleanála

Board Direction
BD-011227-22
ABP-312120-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2022.

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

Reasons and Considerations

Having regard to:

- (i) The prominent and strategic location of the development site within the Village Centre zone as delineated in Map 1 of the Castleconnell Local Area Plan 2013-2019 as extended,
- (ii) the objective for the Village Centre Zone as set out in the Castleconnell Local Area Plan which seeks to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the village centre while guiding the development of an expanded and consolidated village centre area,
- (iii) Objective ED3 which seeks to enhance the vitality and viability of Castleconnell as a retail service centre and to improve the quantity and quality of retail provision in the village by, *inter alia*, a) emphasising the core retail /commercial area as the primary shopping location, b) encouraging upgrading and expansion of the existing retail outlets and the development of new outlets within the village centre, d) ensuring that proposals at ground floor level with the village centre are restricted to shopping and closely related uses such as banking, g) encouraging the retention of traditional shop fronts to enhance the streetscape,

it is considered that the change of these commercial units to residential use at ground floor level would be contrary to the objectives for this area, would be contrary to the sustainable development policies for Castleconnell which seek balanced development and would set a precedent for similar conversions within this core area and would therefore be contrary to the long-term development strategy for Castleconnell. Furthermore, it is considered the proposed development would result in pressure for retail development outside this central area and would be contrary to proper planning and sustainable development of the area.

Note: The Board noted, and shared, the concerns of the Inspector in respect of residential amenity, having regard to the absence of private amenity space. However, it considered this to be a new issue in the context of the planning application and appeal and, having regard to the substantive reason for refusal, decided not to pursue this matter further with the parties.

Board Member



John Connolly

Date: 05/09/2022