



An
Bord
Pleanála

Board Direction
BD-013808-23
ABP-314022-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/09/2023.

The Board 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 location of the proposed development within the town of Rochfortbridge where, in this mixed use area, the objective is to sustain and enhance the vitality and viability of the town centre, with commercial/retail/service development as the primary uses; the proposed change of use from hair salon to dwelling would be contrary to objective CPO 8.209 to sustain, enhance and consolidate the retail and services offer of the town, and would accordingly be contrary to the proper planning and sustainable development of the area.

2 .The proposed development would provide a substandard level of residential amenity for future occupants and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board also noted that its Inspector had concerns that the site is in an area at risk from flooding. However, this matter did not form part of the Planning Authority's reason for refusal as set out in its decision and as such would raise new matters at appeal stage. Having regard to the substantive reasons for refusal (reasons number 1 and 2), the Board did not pursue this reason further.

Board Member



Date: 20/09/2023

Joe Boland