



An
Bord
Pleanála

Board Direction
BD-016940-24
ABP-318975-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2024.

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

Reasons and Considerations

It is considered that the proposed lorry parking area for use ancillary to the co-op facility and its associated entrance, is an inappropriate form of development at this location by virtue of its location immediately opposite two residential properties. Given its proximity, the proposal would seriously impact on the residential amenity of nearby residents by way of disturbance; would depreciate their property value and would set an undesirable precedent for further similar developments. The proposal is therefore considered to be inconsistent with the proper planning and sustainable development of the area.

[Note:

In respect to the proposed erection of totem signage to the permitted grocery shop and forecourt, the Board concurred with the Inspector concerns on the appropriateness of the scale of the subject signage and consider that it could add to the visual clutter of the area and detract from the visual amenity of this rural area. However, the Board decided not to pursue this matter having regard to the substantive reason for refusal set out above.]

Board Member



Stephen Bohan

Date: 08/07/2024