

An
Bord
Pleanála

Board Direction
BD-019147-25
ABP-319727-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2025.

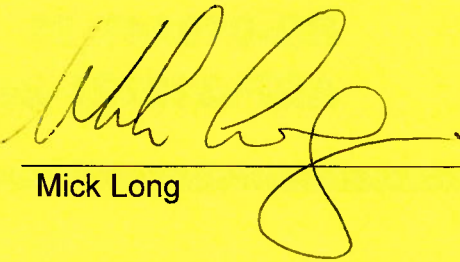
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the information on file, and notwithstanding mitigation measures proposed, the Board is not satisfied that the first floor extension structure to be retained and developed, by reason of its elevated nature and its location relative to adjacent residential development, would not seriously injure the amenities of residential properties in the surrounding area on the basis of noise emanating from the use of the structure in association with the licenced premises, contrary to Policy NP POL 3 (Infrastructure and Energy) of the Leitrim County Development Plan 2023-2029. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard the location of the building within an Architectural Conservation Area, it is considered the scale and design of the structure to be retained and developed in terms of height, profile and materials is unsympathetic to the original buildings on the site and does not contribute positively to the visual enhancement of the area in the context of the site's interface with the public realm and is therefore contrary to Policy PLACE POL 6 (Urban Settlements), Objective PLACE OBJ 1 (Urban Settlements) and Policy ACA POL 1 (Heritage and Biodiversity) of the Leitrim County Development Plan 2023-

2029. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



A handwritten signature in black ink, appearing to read 'Mick Long', written over a horizontal line.

Mick Long

Date: 10/03/2025