

An
Bord
Pleanála

Board Direction
BD-019397-25
ABP-320646-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2025.

The Board decided to refuse permission for the following reasons and considerations.

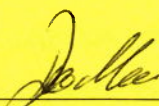
Reasons and Considerations

1. Having regard to the prominent corner location of the site in an Architectural Conservation Area, to the established built form and character of McDonagh Street and Rosa Place and to the existing buildings on the site which are considered to be of importance to the streetscapes, it is considered that the proposed design response, consisting of a mix of roof types and window and door positioning would be at variance with the established architectural pattern and rhythm of the area, including in particular along a significant length of Rosa Place, would be incongruous in terms of its architectural design treatment, out of character with the streetscape and would not adequately adhere to Policies 7.5 and 7.6 of the Nenagh Local Area Plan 2024-2030 in respect of development in an Architectural Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board was also not satisfied that the demolition of the existing buildings on site have been sufficiently justified when considered against Policy 2.1 of the Nenagh and Environs Local Area Plan (LAP) 2024-2030 and the loss of the traditional shopfronts has equally not been adequately justified when considered against Policy 3.7 of the Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the inspector's concerns regarding design within an Architectural Conservation Area, however, the Board did not concur with the inspector that this could be adequately addressed by way of a planning condition in this instance. Furthermore, the Board was not satisfied that the proposal for demolition of the structures on site as against the refurbishment and retrofitting, and the loss of traditional shopfronts, both contrary to policy, have been resolved.

Board Member


Declan Moore

Date: 10/04/2025