

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Clare County

Planning Register Reference Number: P16/528

An Bord Pleanála Reference Number: PL 03.247276

APPEAL by Bar One Racing care of HRA Planning of Hartstonge Street, Limerick against the decision made on the 22nd day of August, 2016 by Clare County Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use from a shop to a betting office and other associated site works at the premises formerly Conway's (a protected structure) on the corner of Church Street, The Square, Ennistymon, Co. Clare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of this prominent corner site in the centre of Ennistymon, the policies and objectives as set out in the Clare County Development Plan 2011-2017 (as varied) and the North Clare Local Area Plan 2011-2017, which seek to safeguard the existing character of Ennistymon town centre by permitting development that respects the existing built heritage and encourages regeneration through appropriate renovation and redevelopment of derelict buildings (Objective 6 North Clare Local Area Plan 2011-2017), to encourage the provision (where not already provided) of good quality convenience outlets capable of supporting a main food shopping trip in or on the edge of the town centre, and to support Ennistymon as an importance centre for the balanced provision of convenience goods and retail services, it is considered that the proposed change of use to a Betting Office would contravene these policies and objectives and would have a negative impact on the viability and vitality of Ennistymon Town Centre. The proposed development would, therefore, seriously injure the amenities of the area, depreciate the value of property in the vicinity, and be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.