



An  
Bord  
Pleanála

## Board Order PL 19.248021

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Offaly County Council.**

**Planning Register Reference Number: 16/365.**

**Appeal** by Bridge House Hotel Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 20<sup>th</sup> day of January, 2017 by Offaly County Council to refuse permission to the said Bridge House Hotel Limited.

**Proposed Development** Development consisting of works to the two protected structures, the Malt Kiln (RPS reference 23-202) and the Malt House (RPS reference 23-403) and the construction of a new five-storey building. The development consists of the conservation and redevelopment of the two number protected structures to provide for an 86 number bedroom hotel, conference centre, casino, three number retail units, hotel restaurant and bars, with ancillary storage, kitchen, toilets, services, staff facilities and associated signage. The development ranges in height from one to five storeys. The proposal also consists of the development of a link bridge between the existing Bridge House Hotel and the proposed hotel, together with a new external terrace along the proposed development facing the Tullamore River, all with associated site works at Water Lane/Distillery Lane, Tullamore, County Offaly.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

1. It is considered that, by reason of its design, bulk, scale and mass of proposed buildings B2 and B3, the prominence of the site's location in a town centre area and the visual relationship of these buildings with the Malt Kiln Protected Structure building RPS 23-202 on the site referred to on the submitted drawings as B1, and the proposed treatment of the Malthouse Protected Structure building RPS 23-403, that the proposed development would materially and adversely affect the character and setting of the Protected Structures on the site and would adversely impact on the visual amenities of its immediate area and streetscape. The proposed development also, by reason of its excessive height relative to surrounding buildings, in particular the Malt Kiln building, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this area, which it is appropriate to preserve. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

