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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: 17/317**

**APPEAL** by Paul Fahey care of Axis Architecture of 19 High Street, Tullamore, County Offaly against the decision made on the 18<sup>th</sup> day of January, 2018 by Offaly County Council to refuse permission to the said Paul Fahey.

**Proposed Development:** Changes to the existing shopfront and minor internal alterations to create two new consultation rooms, all at Fahey's Pharmacy, Patrick Street, 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**

Having regard to the pattern of development in the streetscape, to the extent and nature of the shopfront alterations included as part of the proposed development, in particular the removal of features that are considered to be of architectural interest to the streetscape including the removal of the vertical glazing bars, the existing stall riser and the setback shop entrance, it is considered that the proposed development would be contrary to the policies and the development standards for streetscapes and shopfronts as set out in the Tullamore and Environs Development Plan, 2010-2016 (as extended). It is considered that the proposed development would seriously injure the visual amenities of the area and 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 and notwithstanding the fact that the shopfront had been subsequently altered, the Board considered that the existing elements of the shopfront, in particular the vertical sub-divisions to the shop window, the existing height of the stall riser and the setback for the shop entrance were important architectural elements which made a positive contribution to the streetscape and were, therefore, worthy of retention. The Board, therefore, considered that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2018.**