



Planning and Development Acts 2000 to 2020

Planning Authority: Kildare County Council

Planning Register Reference Number: 20/438

APPEAL by Patrick Gilson care of Murray Architectural Services of Four Winds, Pallas Park, Blueball, Tullamore, County Offaly against the decision made on the 2nd day of July, 2020 by Kildare County Council to refuse permission.

Proposed Development: Retention of minor alterations to façade and permission for change of use of ground floor retail units to amusement arcade and for change of use of part of first floor from residential to office space at School Street, Kilcock, County Kildare. This building is in an Architectural Conservation Area.

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. The alterations to the façade of the building, by reason of the removal of the two traditional shopfronts and their replacement with predominantly blank and inactive ground floor frontages, have significantly altered the character of the original structures, and adversely affected the streetscape of School Street which is located within Kilcock's Architectural Conservation Area. The proposed development would be contrary to Policy HC2, Objective HCO4 and Policy HC17 of the Kilcock Local Area Plan 2015 - 2021, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed change of use from retail to an amusement arcade is contrary to Policies R 59 and R 60 of the Kildare County Development Plan 2017-2023 which seek to curtail the development of amusement arcades in Core Retail Areas of town centres. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2021