

Planning and Development Acts 2000 to 2022

Planning Authority: Offaly County Council

Planning Register Reference Number: 24/18

APPEAL by Joe Breen care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 5th day of April, 2024 by Offaly County Council to grant subject to conditions a permission to Anthony Ryan care of Hoctor Smyth Architecture and Engineering of Design House, Main Street, Birr, County Offaly.

Proposed Development: Demolition of a lean-to storage shed with the realignment of the boundary wall and gateway to the west of the existing dwelling including all associated site works at Church Street and Cornmarket Street, Birr, County Offaly.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

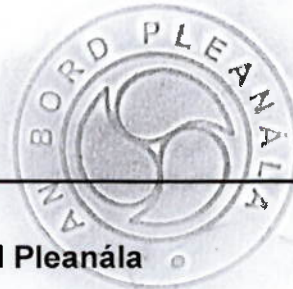
Having regard to the Birr Local Area Plan 2023-2029 and specifically Objective BHP03 which seeks to protect and enhance the character of streetscapes in Birr, and also Objective BHP05 which seeks to ensure that any proposal will not negatively detract from the special character of the built environment, the Board considered that the proposed development, which includes the removal of a historic masonry wall and the widening of the narrow street, would impact adversely on the morphology of the streetscape at this location and detract from the character of the area. The proposed development would, therefore, conflict with the above-mentioned objectives and would be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 08 day of November 2024.