



Board Direction

Ref: 05.246036

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th, May 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

The subject structure is stated to be the only known commission of Belfast architect John McBride O'Neill in the country and is identified on the Buildings Survey of Ireland (Ref. NIAH 40838021) as being of regional importance representing both architectural and social value. The subject structure represents a rare example of its type and date in Donegal and is an integral part of the architectural heritage of Ballbofey, adding character and variety to the streetscape. It is considered that the proposed demolition of the old Ritz cinema would result in the loss of a structure of architectural and social value and would diminish the character of the streetscape at this location. The proposal is considered not to be in accordance with Policy BH-P-5 of the Donegal County Development Plan 2012-2018 (as varied) which seeks to ensure the repair, reuse and appropriate refurbishment of vernacular/historic buildings, which make a positive contribution to the built heritage of the area. The proposed development is therefore considered to be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 17th, May 2016
Paddy Keogh

Note: The Board concurred with the comments of the Planning Inspector as set out in paragraph 11.1.4 of her report and considered that it might be appropriate that the front elevation be retained and incorporated in any proposal for the redevelopment of the site.

[Please issue a copy of the Board Direction with the Board Order]