



Ref: PL06F.246183

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd June 2016.

The Board decided to refuse permission by a majority of 2:1 generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

The proposed development by reason of its design, height and scale contravenes specific Objective 528 of the Fingal County Development Plan 2011-2017 which seeks to ensure the layout, scale, height and design of developments respect the high amenity status of the surrounding area, the Martello Tower and the village character. It is considered that the proposed development by reason of its design, including form and materials, would be visually incongruous at this prominent and highly sensitive location in Howth within the Howth Special Amenity Area buffer zone and adjacent to the Architectural Conservation Area for the historic core of Howth. The proposed development would adversely affect the visual amenities of the Architectural Conservation Area, be out of character with existing development in the area and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 22nd June 2016
G.J. Dennison