



## Board Direction

**Ref: PL09.246427**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup> July 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

The site is subject to a 'Town Centre' zoning objective in the Newbridge Local Area Plan 2013-2019, where the appropriate re-use and regeneration of buildings is to be encouraged, and where garages and car repairs are not permitted. The proposed development forms an integral element of the adjoining car repair business, and the Board is not satisfied that the proposed development would not constitute an inappropriate scale of expansion of a non-conforming use. Furthermore, Section 7.11.1 (Architectural Heritage) of the Local Area Plan states that vernacular architecture makes a strong contribution to the character of the Newbridge streetscapes, and it is an objective of the Council to protect it. Having regard to the nature of the proposed development, involving the substantial demolition of this early 1800s townhouse, which formed part of the historic formal square at the Court House, leaving only two facades remaining, and to the visual effect of the keeping of vehicles behind the facades, it is considered that the demolition of original fabric is not justified, and that the proposed development would contravene Kildare County Development Plan 2011-2017 objectives VA1 and VA6 on vernacular heritage, and Local Area Plan policies AH1 on vernacular architecture and RO6 on architectural and streetscape heritage, and would compromise the vision set out for Design Brief 4 of the Local Area Plan. It is therefore considered that the proposed development would seriously injure the visual amenities of the area, would substantially detract from the historic character of Market Square by reason of the effective and considerable loss of architectural heritage, and would, therefore, fail to come within the scope of Section 8.2 of the Local Area Plan in relation to non-conforming uses. The proposed development would fail to protect the special character of Newbridge Town Centre, would contravene the Town Centre zoning objective for the site, and would be contrary to the proper planning and sustainable development of the area.

*Note:*

The Board noted that, while architectural heritage did not previously form part of its reason for refusal, a substantial amount of new information was available on this file in relation to the historical context of the existing building, including the report of the planning authority, and the analysis undertaken by the Inspector, and on which new information and analyses the Board has now based its decision.

Board Member: \_\_\_\_\_ Date: 12<sup>th</sup> August 2016

Fionna O' Regan