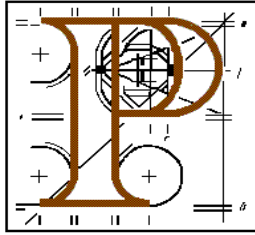


An Bord Pleanála



Board Direction

Ref: PL27.246530

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 29th, 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the bulk, height, scale, orientation and design of the proposed development, to the established pattern and scale of existing development in the area, and to the proximity of the site to a number of buildings of architectural and historic merit, it is considered that the proposed development would be out of keeping with the character of development in the area and would seriously injure the visual amenities of the area. Furthermore, the Board considered that the proposed development would seriously injure the residential amenities of adjoining properties to the north and south of the site by reason of overbearing impact and loss of privacy through overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspector's comments that the dwellings on site are not protected structures, are not identified in the NIAH and are not located within an ACA but the Board was not satisfied based on the documentation on file that the demolition of these buildings which are of some historical and architectural merit had been sufficiently justified.

Board Member: _____
Nicholas Mulcahy

Date: August 30th, 2016

Please issue copy of direction with order.