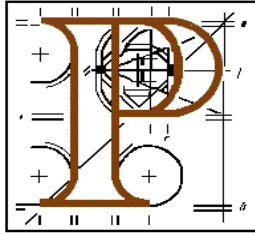


An Bord Pleanála



Board Direction

Ref: 04.247006

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd, February 2017.

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

REASONS AND CONSIDERATIONS

It is considered that the proposed development by reason of its design and positioning on site would be visually dominant and out of character with the pattern of existing development in the Church Street Architectural Conservation Area and would be contrary to an objective of the current Cork County Development Plan which seeks to conserve and enhance the special character of the Architectural Conservation Area which objective is considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 2nd, February 2017
Paddy Keogh