



## Board Direction

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Ref: PL06D.247159

The submissions on this file and the Inspector's report were considered at a further Board meeting held on 24<sup>th</sup> April 2017.

The Board decided by a majority of 2:1 to refuse permission generally in accordance with the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

The proposed development is at a prominent location on the avenue approaching Castle Park School, a protected structure. The relationship between the protected structure and its avenue forms an important element of the character of the protected structure and its curtilage and setting. It is considered that the proposed development would detract from the character and setting of the protected structure by interrupting the formal historical relationship between the avenue and Castle Park School. It is therefore considered that the proposed development has not been adequately justified in the absence of an overall plan for the management of traffic at the school to minimise the requirement for parking, and in the absence of consideration of the overall parking scheme at the school, which appears not to have been constructed in accordance with its permissions, particularly with regard to the hard paving and parking immediately in front of the protected structure.

In deciding not to accept the Inspector's recommendation and in deciding not to exercise its powers under Section 139 of the Planning and Development Act, 2000, the Board formed the view that a more considered approach to the overall demand for car parking at the school would be required in light of the adverse effects of the proposed development on the character and setting of the protected structure at this prominent location.

Board Member: \_\_\_\_\_ Date: 24<sup>th</sup> April 2017  
Fionna O' Regan