



An
Bord
Pleanála

Board Direction
PL04.248062

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th July 2017.

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

Reasons and Considerations

The proposed development involves the demolition of The Monkstown Inn which is located within the Upper Monkstown Architectural Conservation Area and contributes to the character of the streetscape at this location. It is an objective of the Cork County Development Plan, 2014 to conserve and enhance the character of such areas (*HE 4-5*). Having regard to the existing character and the prevailing pattern of development, and to the site location within the Upper Monkstown Architectural Conservation Area, it is considered that the proposed development, by reason of its scale, height, massing and design, would be out of keeping with its surroundings, and would seriously detract from the architectural character and setting of the Architectural Conservation Area and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of the Architectural Conservation Area, would contravene an objective of the Development Plan, would seriously injure the visual amenities of the area, and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the limited quantity and quality of private open space provided for and by reason of its scale, form and design would constitute over

development of a limited site area. However, the Board decided not to pursue the issue further in light of the substantive reasons for refusal set out in the Board's order.

Board Member

Date:

Eugene Nixon