



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248110**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 27<sup>th</sup> 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**

1. The proposed demolition of no 13 Abbey Street – the Salvation Army Building which is included in the National Inventory of Architectural Heritage would result in an unacceptable loss of historic fabric and loss of one of a cluster of cultural and religious buildings which contribute to an important historic streetscape along Lower Abbey Street. The proposed demolition of the building which is considered to be of architectural and cultural significance, in order to provide for revised vehicular arrangements and alterations to the public realm, is not justified and would set an undesirable precedent for demolition of buildings with streetscape value for this reason. The proposal is considered to be contrary to development plan policy including CHC1 which is *'to seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of the local streetscape'*, would seriously injure the amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:**

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Eugene Nixon