



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.248729**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup> November 2017.

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

### **Reasons and Considerations**

Having regard to the prominent location of the site, to the established built form and historic character of the area, and to the existing building on the site, which is considered to be of importance to the streetscape, it is considered that the proposed development, would be incongruous in terms of its design, and its excessive height, bulk and mass which would be out of character with the streetscape, and would have an adverse impact on the setting of nearby Protected Structures. The design is not considered to justify the demolition of the existing structure on the site. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Development Plan, in relation to conservation and design, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the Inspector's comments on the issue of neighbouring amenity and, given the substantive grounds for refusal above, did not consider it necessary to

include this as a reason for refusal. Therefore cross circulation was not necessary in this instance.

**Board Member**

**Date:** 2<sup>nd</sup> November 2017

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John Connolly