



An
Bord
Pleanála

Board Direction
PL04.248890

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th December 2017.

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

Reasons and Considerations

Notwithstanding that no. 1-2 North Main Street is not a protected structure, it is considered that no. 1-2 Main Street contributes positively to the historic urban form and character of Main Street, Youghal, which is a designated Architectural Conservation Area, in accordance with the provisions of the Youghal Town Development Plan, 2009 – 2015. Having regard to the shopfront design and signage, the proposed development would have a detrimental effect on the character and setting of the Main Street Architectural Conservation Area, would be contrary to Policy HE 4-5 of the Cork County Development Plan, 2014 – 2020, and Policy Objective 3.1 of the Youghal Town Development Plan, 2009 – 2015, and therefore would seriously injure the visual amenities and the architectural and historical interest of the area and accordingly would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th December 2017

John Connolly