



An
Bord
Pleanála

**Board Direction
PL05E.248973**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd January 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the regional architectural, historical, social and community importance of this National Inventory of Architectural Heritage (NIAH) listed building, the Board considered that the proposed development would conflict with the provisions of the Donegal County Development Plan 2012-2018 (as varied), including Objective BH-O-1 *“to preserve, protect, enhance and record the architectural heritage of the County”* and Objective BH-O-2, *“to facilitate appropriate revitalisation and reuse of the built heritage throughout the county including vernacular buildings”* and would contravene Policy BH-P-5, *“... to ensure the repair, reuse and appropriate refurbishment of vernacular/historic buildings, which make a positive contribution to the built heritage of the area including those as referred to on any National Inventory of Architectural Heritage listing”*, which objectives and policy are considered reasonable, and would therefore seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the loss of the building of regional importance on the

NIAH had been robustly justified, or that alternative options incorporating the restoration and extension of the building had been adequately explored.

Note: The Board did not accept the Inspector's consideration that the set back at this location is not comparable to the junction referred to in the Design Manual for Urban Roads and Streets (DMURS).

Board Member

John Connolly

Date: 22nd January 2018