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Bord  
Pleanála

**Board Direction  
PL04.249088**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 16<sup>th</sup> March 2018.

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

### **Reasons and Considerations**

Having regard to the objectives of the Ballincollig Carrigaline Municipal District Local Area Plan, 2017, in particular objective SE-T-03 which require that the Barry's Field site be developed in an integrated manner, providing a mixed use development with full frontage along the Church Street and Carrigaline Road to form a continuous commercial strip with the existing Barry's Pub and Restaurant, it is considered that, by reason of its semi-industrial form of design, its lack of civic design and streetscape presence onto Carrigaline Road and its lack of mix of uses on this prominent site within the Church Street Architectural Conservation Area, the proposed development would not contribute to the achievement of this objective, would adversely affect the Church Street Architectural Conservation Area, and would seriously injure the visual amenities of the area. The proposed development would, therefore, 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 did not concur with the Inspector's view that the proposed development would not conflict with the objective SE-T-03 as set out in the Ballincollig Carrigaline

Municipal District Local Area Plan, 2017 and was of the view that the proposed development did not fulfil the objective of the local area plan to provide a full frontage to Carrigaline Road and failed to achieve an architectural design that was compatible with the Church Street Architectural Conservation Area.

**Board Member**

**Date:** 16<sup>th</sup> March 2018

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Eugene Nixon