



An
Bord
Pleanála

Board Direction
BD-001413-18
ABP-301160-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2018.

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 objectives of the current development plan for the area, including the designation of the proposed development site as an 'Opportunity Site' (OP2: Kilcoole House ('Urells'), Main Street, Kilcoole) in the Greystones-Delgany & Kilcoole Local Area Plan, 2013-2019, the prominent location of the site, and the established built form and character of development in the surrounding area, it is considered that, by reason of the overall design and, in particular, the elevational treatment along Main Street which is bland, lacks articulation and liveliness and carries no reference to the historical urban grain of the area, the proposed development would be of insufficient architectural quality on a prominent site in this town centre area and would seriously injure the visual amenities of the area. The proposed development would, therefore, conflict with the objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area

Board Member

Date: 22/10/2018

Paul Hyde