



An
Bord
Pleanála

Board Direction
BD-001486-18
ABP-301349-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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 prominent location of the site in a central position within a historic streetscape, and to the existing character and the prevailing pattern of development, in particular the building line, eaves and ridge heights, roof angles, fenestration, shopfronts and archways, it is considered that the proposed development, by reason of its scale, height, massing, design and extent of materials, would be visually obtrusive and out of character with its surroundings, and would seriously detract from the architectural character and setting of the townscape generally and lead to a loss of pedestrian permeability. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/10/2018

Paul Hyde