



An
Bord
Pleanála

Board Direction
BD-001807-18
ABP-302492-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2018.

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

Reasons and Considerations

Having regard to the scale, size and design of the proposed replacement building within an existing streetscape which forms part of the historic urban fabric of Cavan Town, it is considered that the proposed development would detract from the aesthetic and visual amenity of the existing streetscape and would be contrary to the relevant objectives of Cavan Town and Environs Development Plan 2014–2020 which seeks the retention, rehabilitation and reuse of older buildings that are not Protected Structures and to protect historic fabric through conservation and preservation and 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 considered that the proposed contemporary, flat-roof design was not in keeping with the other buildings along the specific streetscape and would be visually detrimental to the street character and heritage.

Board Member

Date: 29/11/2018

Dave Walsh