



An  
Bord  
Pleanála

**Board Direction**  
**BD-002379-19**  
**ABP-302551-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2019.

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

### **Reasons and Considerations**

1. The proposed development by reason of its layout and design, on a key town centre site adjacent to an Architectural Conservation Area and to the Royal Canal, would be contrary to Section 7.4.3.3 of the Kilcock Local Area Plan 2015 – 2021, and would, therefore, be contrary to proper planning and sustainable development of the area.
2. Having regard to the former Corscaddens hotel and accompanying rubble stone outbuilding, which is listed on the NIAH as a building of regional importance, its location and proximity to existing protected structures, and the Architectural Conservation Area, it is considered that these structures contribute positively to the historic character of the area, and that their demolition has not been justified. Furthermore, it is considered that the demolition of the structures would have a detrimental and irreversible impact on the essential qualities of the character of the streetscape, would seriously injure the visual amenities of the area and would 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 concurred with the views of the planning authority with regard to the objectives of the local area plan.

**Board Member**

**Date:** 15/02/2019

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Michelle Fagan