



An
Bord
Pleanála

Board Direction
BD-002792-19
ABP-302641-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development by reason of its design, scale and massing would be visually dominant and out of character with the pattern of existing development in the Church Street Architectural Conservation Area and would be visually obtrusive within the Douglas village streetscape. The proposed development would be contrary to objective HE 4-5 of the current Cork County Development Plan which seeks to conserve and enhance the special character of the Architectural Conservation Area which objective is considered to be reasonable. The proposed development would, therefore, adversely affect an Architectural Conservation Area. Furthermore, the proposed development by reason of its layout and design prejudices the delivery of a key objective of the zoning provision Objective SE-T-03 to develop the overall site in an integrated manner and prejudices the development potential of adjoining lands to the north. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/04/2019

Paul Hyde