



An
Bord
Pleanála

Board Direction
BD-002486-19
ABP-302817-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2019.

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

Reasons and Considerations

1. Having regard to the location of the house within a designated Architectural Conservation Area in Kinsale, to the fact that the late 19th century dwelling on the site which is proposed for demolition is in fair and original condition (albeit with reversible alterations), and to Policy Objectives ACA 1 and ACA 2 of the Kinsale Town Development Plan 2009 which seek to protect all buildings which are an inherent part of the streetscape and which contribute to the area's heritage, diversity and history, the board considered that the demolition of the house as part of the proposed development would materially conflict Policy Objectives ACA1 and ACA2 of the Kinsale Town Development Plan 2009. The proposed development was therefore not in accordance with the proper planning and sustainable development of the area.
2. The proposed development by virtue of its scale, mass, height, design and external finishes including an unsuitable 'dead' ground level frontage will not lead to successful renewal of Lower O'Connell Street and shall not conserve or enhance the character or appearance of the Architectural Conservation

Area, and therefore conflicts with Policy Objectives ACA 2 and TCEP 11 in the Kinsale Town Development Plan 2009, which seeks to achieve a high standard of urban design.

Board Member

Date: 04/03/2019

Maria FitzGerald