



An  
Bord  
Pleanála

**Board Direction**  
**BD-003979-19**  
**ABP-303050-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3/9/2019.

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 massing, scale and design of the proposed development on a prominent landmark site in Dungarvan, it is considered that the proposed development would constitute a visually dominant and discordant feature in the townscape. The proposed development would integrate poorly within the context of the setting of the site and the surrounding receiving environment which is characterised by historic buildings. Furthermore, the proposed development would fail to enhance the public realm by reason of the poor quality of proposed frontage onto Walsh Street (both at street level and in respect of the proposed frontage to the car park above) and lack of clarity in relation to the southern boundary of the site particularly in relation to the delivery of a possible future pedestrian route (linking Meagher Street with Walsh Street). The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
- (2) It is considered that the proposed development by reason of its design, scale and bulk would be out of character with the established pattern of development in the vicinity of the site which is characterised by historic landmark buildings that are

Protected Structures including the Bank House (Record of Protected Structures No. DV740026) and Aras Brugha (Record of Protected Structures No. DV740029). The proposed development would detract from the character and setting of these buildings. Accordingly, the proposed development would contravene Development Plan policy as set out in Policy BH3 of the Dungarvan Town Development Plan 2012-2018 which seeks to protect structures which are of historic, architectural, artistic or cultural interest and policy as set out in Section 7.2 of the Dungarvan Town Development Plan 2012-2018, which seeks to ensure that new development blends in harmoniously and is sited and designed sympathetically relative to protected structures so as not to detract from their setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 06/09/2019

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Maria FitzGerald