



An  
Bord  
Pleanála

**Board Direction**  
**BD-003917-19**  
**ABP-304617-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29<sup>th</sup> August 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. The proposed development by reason of its design and roof profile would be out of character with and would constitute a visually discordant feature that would be detrimental to the distinctive vernacular architecture of the terrace which it is appropriate to maintain. The proposed development would therefore contravene materially objective H-45 of the current County Development Plan which seeks to encourage the appropriate renovation of vernacular buildings and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and extent of the works to the dwellings to be retained and completed the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health.

**Board Member**

**Date:** 29/08/2019

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Terry Prendergast