



An  
Bord  
Pleanála

**Board Direction**  
**BD-004570-19**  
**ABP-305100-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2019.

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 protected structures on the site, in the context of Section 57 (10) (b) of the Planning and Development Act 2000, whereby permission cannot be granted for the demolition of a protected structure, save in exceptional circumstances, it is considered that the applicant has failed to demonstrate that exceptional circumstances exist that would justify the demolition of the protected structures on the site. In such circumstances, the Board is precluded from granting permission.
2. Having regard to the protected structures on the site as listed in the current County Development Plan, and to the structures recorded by the National Inventory of Architectural Heritage as having Regional Value supported by Architectural, Artistic and Historical categories of special interest, and which form part of a substantially intact Georgian streetscape which borders an Architectural Conservation Area, it is considered that the proposed development would materially affect the character of the adjoining Architectural Conservation Area, would be detrimental to the character and setting of the historic streetscape and visual amenities of the area, and would

set an undesirable precedent. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

3. The proposed development, by reason of its form, massing, layout and design, on a prominent site in the city, and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29/11/2019

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Michelle Fagan