



An
Bord
Pleanála

Board Direction
BD-005039-20
ABP-305683-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2020.

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 demolition of an existing historic building which is listed on the NIAH (Ref. No. 20851033) would fail to have due regard for the intrinsic historic character of Kinsale town centre. The proposed development would materially affect the character of the Kinsale Architectural Conservation Area and would thereby seriously injure the visual amenities of the area. The proposed development would be contrary to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, which promotes the rehabilitation of historic buildings in preference to their replacement, to Objective HE 4-5 of the Cork County Development Plan, 2014 which aims to conserve and enhance the special character of the ACA's and to policies RPS 3, ACA 1 and ACA 2 of the Kinsale Town Development Plan, 2009. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. PA reason for refusal No.2

Board Member

Date: 31/01/2020

Michelle Fagan