



An
Bord
Pleanála

Board Direction
BD-005824-20
ABP-306351-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2020.

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

Reasons and Considerations

1. PA reason number 1
2. Having regard to Objective HER12 of the Greystones-Delgany and Kilcoole Local Area Plan 2019, where it is stated that *"The principle of a contemporary and minimalist design style will be encouraged within ACAs, provided it does not detract from the character of the area. It is considered that new buildings should be of their own time in appearance and should not replicate the style and detailing of heritage buildings. The replication of historic architectural styles is considered to be counter productive to heritage conservation in principle as it blurs the distinction between what is historic and what is contemporary and can lead to the emergence of poorly considered and inauthentic buildings."*, it is considered that by reason of design, form and scale, the proposed development would conflict with the objectives of the planning authority for the area, would seriously injure the visual amenity and character of the Burnaby Architectural Conservation Area, and would therefore be contrary to the proper planning and sustainable development of the area.

3. PA reason number 3

Board Member

Date: 28/05/2020

Michelle Fagan