



An
Bord
Pleanála

Board Direction
BD-005975-20
ABP-306650-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the proposed pastiche design and layout of the proposed development within St Mary's Road Architectural Conservation Area (ACA No.1), the proposed development would represent inadequate design quality in close proximity to the existing protected structure at no.20 Faughart Terrace, St Mary's Road and to other protected structures in the vicinity and as such would cause serious injury to the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the mixture of styles within the ACA and the visual impact of the proposed design, which the Board considered not to be of adequate quality, and layout on the protected structure, and considered that a high standard of contemporary design on the site would be more appropriate for this setting.

Note: The Board considered that the layout as originally proposed with housing directly abutting the site boundary / footpath would be more appropriate.

Board Member

Date: 19/06/2020

Stephen Bohan