



An
Bord
Pleanála

Board Direction
BD-005959-20
ABP-306841-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2020.

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

Reasons and Considerations

Having regard to the location of the site in the Kinsale Architectural Conservation Area (ACA) and in a position adjoining the historic church of St. Multose, which is identified in the National Inventory of Architectural Heritage as being of national interest, and having regard, too, to Objective HE 4-5(c) of the Cork County Development Plan 2014 – 2020, which requires that new development in ACAs respects their established character and contributes positively to them, and to Policy ACA2 of the Kinsale Town Development Plan 2009 – 2015, which states that new development will only be permitted in the Kinsale ACA if it would conserve or enhance the character or appearance of this Area, it is considered that, due to the design of its front elevation, the proposed development would fail to make a positive contribution to the streetscape of Guardwell, and due to the design of its rear portion, would appear fragmented and therefore lacking in coherence when viewed from adjoining streets to the north and from within the grounds of St. Multose.

Accordingly, the proposal would detract from the setting of this historic church and its grounds and would fail to either conserve or enhance the character or appearance of the Kinsale ACA. The proposed development would, therefore, contravene the

above cited Objective and Policy of the County and Town Development Plans and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/06/2020

John Connolly