



An
Bord
Pleanála

Board Direction
BD-006547-20
ABP-307234-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2020.

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

Reasons and Considerations

1. Having regard to the site's location and the relationship with properties in the vicinity, the proposed development constitutes inappropriate development which would seriously injure the amenities of the adjoining property to the east by reason of proximity, overshadowing, uncoordinated piecemeal development, and possible depreciation of property value, and accordingly would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the historical significance of the existing buildings on site which are listed as having regional importance on the National Inventory of Architectural Heritage (NIAH), it is considered that the proposed development would be incongruous in terms of its design and would set an undesirable precedent for further inappropriate development in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/09/2020

Dave Walsh