



An
Bord
Pleanála

Board Direction
BD-006588-20
ABP-307391-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/09/2020.

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

Reasons and Considerations

The proposed development, by reason of its scale, massing and design, would represent an inappropriate design response to the site and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this Conservation Area, which it is appropriate to preserve. The proposed development would be contrary to Section 3.10.1 of the *Architectural Heritage Protection Guidelines 2011* and Section 3.2 of the *Urban Development and Building Heights Guidelines for Planning Authorities (2018)* relating to increased building height in architecturally sensitive areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/09/2020

Paul Hyde