



An
Bord
Pleanála

Board Direction
BD-008974-21
ABP-310063-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2021.

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 proposed development within an Architectural Conservation Area, and the provisions of Part IV of the Planning and Development Act 2000, it is considered that the proposed development by virtue of the reconfiguration of the existing shopfront and based on the design details submitted the proposed development would fail to achieve a high quality architectural design and would therefore seriously injure and materially adversely affect the character of the architectural conservation area and set an undesirable precedent for similar such development. The proposed development would, therefore, contravene materially the provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 25/08/2021

