

An  
Bord  
Pleanála

**Board Direction**  
**BD-011012-22**  
**ABP-311026-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2022.

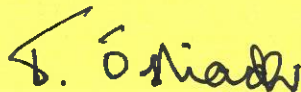
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

## 1.0 Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development, the location and setting of the site, which is characterised by its proximity to historic buildings, an adjoining Architectural Conservation Area and Protected Structures, including the Bank House (RPS No. DV740026) and Áras Brúgha (RPS No. DV740029), it is considered that the proposed development, by reason of its overall scale, height, massing and design, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of the surrounding vicinity and of the streetscape generally and would not integrate successfully with the surrounding setting. The proposed development would, therefore, seriously detract from the architectural heritage and visual amenities of the area, and contravene Objectives BH 1, BH 3, BH 8 and Section 7.3.2 of the Dungarvan Town Development Plan 2012-2018 (as amended).

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 21/07/2022