

An
Bord
Pleanála

Board Direction
BD-015641-24
ABP-316370-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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

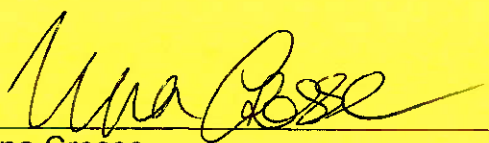
Reasons and Considerations

Having regard to visually prominent location of the site on a prominent building within the streetscape on the north side of Main Street in Cahersiveen, in a Architectural Conservation Area (ACA) as designated in the West Iveragh Local Area Plan 2019 – 2025, it is considered that the proposed development would seriously injure the visual amenities of the area and would detract from the architectural heritage of the streetscape and materially contravene Objective CH-ACA-04 of the West Iveragh Local Area Plan 2019-2025, which seeks to 'preserve the towns architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form'. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Board did not share the Inspectors opinion as expressed in sections 7.25 and 7.26 of the Inspectors report and referenced in the recommended reason for refusal that the adoption of a more sensitive and innovative design approach for the site comprising proposals to shroud or screen the development with appropriate materials would be appropriate in the subject case.

Copy of Direction to Issue with Order

Board Member  Date: 29/02/2024
Una Crosse