



An
Bord
Pleanála

Board Direction
BD-018509-24
ABP-318342-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/12/2024.

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 existing character and the prevailing pattern of development within the Main Street/Patrick Street Architectural Conservation Area, and the existing buildings on the site contributing to the overall character of the streetscape, it is considered that the proposed development, by reason of the demolition of the existing buildings, overall scale and design, including projecting balconies and the widening of the Park Lane entrance along Main Street, would be out of character with its surroundings, and would detract from the streetscape along Main Street and within the Conservation Area.

The proposed development would, therefore, be contrary to Policies BH1 and BH2 of the Templemore Town and Environs Town Plan, which seek to protect and enhance Architectural Conservation Areas and encourage the rehabilitation, renovation and re-use of existing buildings within the Conservation Areas. The proposed development would seriously injure the visual amenities of the Conservation Area and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, by reason of its response to the site's context, and in particular the density, height, scale and overall layout would constitute an overdevelopment of a limited site area that would seriously injure the residential amenity of neighbouring residential properties by its prominence, proximity to the boundary and over shadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 18/12/2024