

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Cork County

Planning Register Reference Number: 15/51416

An Bord Pleanála Reference Number: PL 05.246036

APPEAL by The Butt Hall Committee care of Carr and Company of Unit 1, Northern Point Business Park, Ballybofey, County Donegal against the decision made on the 10th day of December, 2015 by Cork County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of Balor Theatre (old Ritz Cinema) building, and shed to rear, including removal of all materials to clear site at Lower Main Street, Ballybofey, Lifford Post Office, County Donegal.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The subject structure is stated to be the only known commission of Belfast architect John McBride Neill in the country and is identified on the Buildings Survey of Ireland (reference number NIAH 40838021) as being of regional importance representing both architectural and social value. The subject structure represents a rare example of its type and date in Donegal and is an integral part of the architectural heritage of Ballybofey, adding character and variety to the streetscape. It is considered that the proposed demolition of the old Ritz Cinema would result in the loss of a structure of architectural and social value and would diminish the character of the streetscape at this location. The proposal is considered not to be in accordance with Policy BH-P-5 of the Donegal County Development Plan 2012-2018 (as varied) which seeks to ensure the repair, reuse and appropriate refurbishment of vernacular/historic buildings, which make a positive contribution to the built heritage of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.