



An  
Bord  
Pleanála

**Board Direction**  
**BD-019163-25**  
**ABP-319299-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2025.

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 existing character and the prevailing pattern of development, the visually prominent site location within an Architectural Conservation Area and the presence of a structure on site of architectural and artistic heritage interest which is listed as a Protected Structure in the current Development Plan for the area, it is considered that the proposed development would seriously detract from the architectural character and setting of the protected structure and of the streetscape generally as, in the absence of conservation proposals around the restoration of character and proposals to create greater activation of the streetscape, it has not been demonstrated that the proposed development would enhance or conserve the special character and integrity of the protected structure and its setting and would therefore be contrary to objective HE16-14: Record of Protected Structures and HE 16-18: Architectural Conservation Areas.

The proposed development would, therefore, materially and adversely affect the character of the Protected Structure and the character of the Cobh Architectural Conservation Area and would thereby seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Emer Maughan

**Date:** 11/03/2025