



Board Direction

Ref: PL29N.245737

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 3rd, 2016.

The Board decided to refuse permission (by a 2:1 majority) generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the scale, design and materials to be used and to the close proximity of the site to protected structures and an Architectural Conservation Area, it is considered that the proposed development would have an adverse impact on the character and setting of the main building at No. 4 Gardiner Street Upper, a protected structure. The proposed development would be contrary to zoning objective Z8, which seeks to 'protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective', would adversely affect an Architectural Conservation Area and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the scale, design and materials used were appropriate to location to the rear of a terrace of protected structures and considered that the development would, if permitted, give rise to similar developments on adjacent properties.

Board Member: _____
Nicholas Mulcahy

Date: March 3rd, 2016