



Board Direction

Ref: PL29S.246099

The submissions on this file and the Inspector's report were considered at a further Board meeting of all available Board Members held on July 21st, 2016.

The Board decided to refuse permission (by a 4:3 majority) generally in accordance with the following reasons and considerations.

Reasons and Considerations

The existing development on Chatham Street proposed for demolition - while not of any particular architectural merit - includes a mix of small scale commercial units fronting the street, and these contribute positively to the diversity, vitality and character of Chatham Street. The residential use of the upper floors apartments also contributes positively to the mix of uses and vibrancy in the area. By reason of its scale and monolithic form, the failure to re-create an animated and diverse street frontage or mix of uses on Chatham Street, and its failure to maintain any residential use at upper floor levels, it is considered that the proposed development would be detrimental to the character of the area, would fail to integrate successfully with the pattern of development in the area, and would detract from the civic design character and sense of place of the street. It is therefore considered, notwithstanding the location of the site on a Category 2 Retail Street, and the acceptability in principle of achieving greater utilisation of this city centre site, that redevelopment in the form proposed would not comply with the Z5 zoning objective of the area, which is to consolidate and facilitate the development of the central area, and to identify, re-inforce, strengthen and protect its civic design character and dignity. 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 the Board gave significant weight to the contribution that the existing variety of uses make to the vibrancy and character of the area and the desirability of maintaining both this ambience and some element of residential activity. The Board considered that the proposed configuration of the development at street

level - which lacks any smaller units or adequate permeability or animation – coupled with lack of residential use, resulted in detrimental impacts as described above that would not be outweighed by the positive aspects of the development as supported by the inspector.

Board Member: _____
Nicholas Mulcahy

Date: July 26th, 2016

Please issue copy of direction with order.