



An  
Bord  
Pleanála

**Board Direction  
PL29S 248941**

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The submissions on this file and the Inspector's report were considered at Board meetings held on 30<sup>th</sup> January 2018, 31<sup>st</sup> January 2018 and 13<sup>th</sup> March, 2018.

The Board decided, by a majority of 4:3, to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the prominent and sensitive location of the subject site by reason of its important location within the historic city core, its relationship to the River Liffey, and its proximity to the Custom House and having regard to Policy SC7 and Policy SC17, as set out in the Dublin City Development Plan 2016-2022, which seek to protect important views and view corridors and to protect and enhance the skyline of the inner city and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the inner city, it is considered that the proposed development, due to its scale and bulk, would seriously detract from the setting and character of the Custom House, one of the city's most important architectural set pieces, and would also adversely affect the River Liffey Conservation Area and the O'Connell Street and Environs Architectural Conservation Area.

Furthermore, the proposal would, by reason of visual intrusion, have a significant and detrimental visual impact on a number of important views and vistas in the city including from College Green and the Trinity College Campus, as well as Lord Edward Street, the Five Lamps, Granby Row, Frederick St North, Parnell St North, Henrietta St, Kildare St and Harcourt St.

The proposed development would, therefore, seriously injure the urban character and visual amenities of the historic city core and would 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 did not agree

1. that the overall effect of the building would be positive and would not affect the setting, context or character of the wider architecturally sensitive area. The Board concurred with the Planning Authority that the proposed building, due to its scale and bulk, on a sensitive and prominent site, would have a negative impact on the setting, context and character of the historic city core and on key, important city views
2. that the proposed development achieved the overall aims and objectives of the George's Quay Local Area Plan 2012, as extended, for the Tara Street Station site which emphasises the civic importance of the site, the civic function of the railway, the need to respond to Tara Street Station as a key transport hub on the public transport network and the need to develop a greater identity and improved passenger facilities for the station.

**Board Member**

**Date:** 14.03.2018

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Terry Prendergast