



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.248945**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> December 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The site is in a prominent corner location at the junction of Fade Street and Drury Street, and within the South Dublin Retail Quarter Architectural Conservation Area as set out in the Dublin City Development Plan 2016-2022. The Architectural Conservation Area at this location is characterised by red brick period buildings on both sides of the street including the South City Market building and other Protected Structures along the northern side of Fade Street. It is considered that the design as proposed and the increase in height, scale and bulk of the building would adversely affect the character of the existing building and the streetscape within the Architectural Conservation Area. The proposed development would, therefore, conflict with the policies, including CHC4 and CHC5 as set out in the Development Plan, to protect and enhance such areas including Architectural Conservation Areas and Sections 3.6.5 and 3.10.2 of the Architectural Heritage Protection Guidelines 2004/2011 which are issued under Section 28 of the Planning and Development Act 2000 (as amended). It would therefore set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22<sup>nd</sup> December 2017

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Maria FitzGerald