



An
Bord
Pleanála

Board Direction
BD-000567-18
ABP-300611-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2018.

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 inclusion of No 65 Fitzwilliam Square on the record of protected structures, within the area of the Fitzwilliam Square and Environs Architectural Conservation Area 2009 and, within areas subject to the zoning objective Z8: *to protect the existing architectural and civic design character and to allow only for limited expansion consistent with the conservation objective* and, "Z1" *to protect, provide and improve residential amenities*, it is considered that the proposed development by reason of:

- the proposed extent of underground excavation within the Architectural Conservation Area and within and adjacent to the protected structures, some of which are in residential use, would be in material conflict with section 16.10.15 of the Dublin City Development Plan which discourages such significant development in the context of protected structures,
- the scale and extent of the expansion and interventions including in the proposed extensions at basement level involving alterations to the garden level, the extensions and alterations above ground to the coach house and courtyard and, the external lift structure at the main house, all would be in

material conflict with the provisions and policies set out in sections 11.1.5.3, 16.10.16 and 11.1.5.4 and, Policy Objective CHC4 of the Dublin City Development Plan, 2016-2022.

The proposed development as a result, would seriously injure the integrity of the historic fabric, context and setting of the protected structure and the visual amenities and character of the Architectural Conservation Area and would materially contravene the (Z8) zoning objective for the site as set out in the Dublin City Development Plan, 2016-2022 providing for protection of existing architectural and design character, and limited expansion consistent with the conservation objective. The proposed development would also fail to protect and provide for and improve residential amenities as provided for in the (Z1) zoning objective for the northern section of the site. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/06/2018

Michelle Fagan