



An
Bord
Pleanála

Board Direction
BD-001104-18
ABP-301534-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/09/2018.

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 proposed development is in a partitioned basement removed from any window or source of natural light or direct ventilation and is therefore considered to be unsuitable as a health care facility or use other than an ancillary area to the existing uses in the premises. Furthermore, the proposed development by itself and as a part of premises with multiple uses would constitute an unacceptable intensification of use in a building where there is extensive residential accommodation including at basement level as indicated in the submitted drawings and in premises for which there is no evidence of communal facilities or amenities in the overall site. The proposed development would accordingly, constitute by itself and contribute to, substandard development and thereby detract from the amenities of premises in residential use. The proposed development would, therefore be contrary to the proper planning and development of the area.
2. It is considered that the further intensification of use by way of the

introduction of an additional independent use of the nature proposed would result in a further manifestation of alterations to a façade that has already been altered in a manner that undermines the integrity of a building of conservation interest being part a terrace adjacent to protected structures and being within the O'Connell Street and Environs Architectural Conservation Area. The proposed development would therefore be contrary to the provisions of the Scheme of Special Planning Control for the area which seek to redress the decline in quality and presentation of buildings and shopfronts within this area. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/09/2018

Eugene Nixon