



An
Bord
Pleanála

Board Direction
BD-001734-18
ABP-301700-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the prominent location of the site in a conservation area facing the Liffey quays, and to the provisions of the current Dublin City Development Plan (2016-22), including policy CHC4 in relation to development in conservation areas and policy SC25 in relation to the design and the need to make a positive contribution to the city's built and natural environments, the Board considered that the proposal does not provide for a sufficiently high quality building to justify the demolition of the existing buildings on the site, all of which are of streetscape value and which include No. 6 Parkgate Street, which is identified in the National Inventory of Architectural Heritage (NIAH) as having a regional rating. It is considered that the proposed new building, by reason of its scale and elevational treatment, does not contribute positively to its character and distinctiveness or protect and enhance the character and appearance of the area and its setting. The proposal would therefore be contrary to development plan provisions and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concluded that the deficiencies in the proposed development in terms of design, mass and scale and impact on the streetscape could not be satisfactorily mitigated by reason way of condition and considered that the proposed development would not contribute positively to the character and appearance of the area and would be visually obtrusive and seriously injure the visual amenities of the area.

Board Member

Date: 22/11/2018

Paul Hyde