



An
Bord
Pleanála

Board Direction
BD-001597-18
ABP-301777-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/11/2018.

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

Reasons and Considerations

No. 37 Mespil Road is a Protected Structure that forms part of a terrace of Protected Structures within an area zoned 'Z8' under the Dublin City Development Plan, 2016-2022. This land use zoning seeks to protect the existing architectural and civic design character as well as to only allow development that is consistent with the zoning objective. Development in such locations have to also demonstrate compliance with Section 16.10.18 and Policies CHC2, CHC4, CHC8 of the City Development Plan which seek to protect the intrinsic character and special attributes of Protected Structures and Conservation Areas. These policies are considered reasonable. The proposed development, if permitted, would visually detract and diminish the integrity of No. 37 Mespil Road, a Protected Structure; the terrace of protected structures and, the wider Z8 zoned setting. It would also adversely add to the incremental and cumulative diminishment of integrity that have occurred to the streetscape scene in which No. 37 Mespil Road forms part of. The proposed development, would, therefore seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/11/2018

Michelle Fagan