



An  
Bord  
Pleanála

**Board Direction**  
**BD-003003-19**  
**ABP-301859-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2019.

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

### **Reasons and Considerations**

The proposed development would require the demolition of two domestic dwellings, nos. 118 and 120 Richmond Road, which contribute to the streetscape at this location. No.118 forms part of a coherent terrace of dwellings to the west, while no. 120 has considerable merit as a Victorian townhouse in its form, scale and materials. The loss of these dwellings and their replacement by an apartment building of five storeys in height, would constitute incoherent and piecemeal development, would have a detrimental impact on the visual character and form of the streetscape and would seriously injure the visual and residential amenities of property in the vicinity. In addition, it is considered that the proposed development would be contrary to the provisions of the Dublin City Development Plan 2016-2022, specifically paragraph 16.10.17 (retention and re-use of older buildings of significance which are not protected) and policy QH23 (to discourage the demolition of habitable housing unless streetscape and amenity considerations are satisfied). The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/05/2019

---

Chris McGarry