



An
Bord
Pleanála

Board Direction
BD-001501-18
ABP-301968-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2018.

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

Reasons and Considerations

The existing cottages are included on the record of protected structures and are located within the Pembroke Estate which is designated as a Conservation Area. It is considered that the proposed development involves extensive interventions to and loss of original historic fabric which would adversely and irreversibly affect the integrity of the existing cottages, protected structures, and their special character within the context of the historic streetscape. As a result, the proposed development would materially contravene Policy CHC 2 of the Dublin City Development Plan, 2016-2022 which provides for ensuring the protection of the special character and integrity of protected structures and section 11.1.5.3 which provides for minimal intervention to and maximisation of retention historic fabric and original planform and protection of proportions within buildings. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 31/10/2018

Michelle Fagan

Note: The Board concurred with the inspector regarding the views and recommendations of the conservation officer contained in her report dated 23rd May 2018

Please attach a copy of the board direction with the order.