



An
Bord
Pleanála

Board Direction
BD-002288-19
ABP-301996-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2019.

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

Reasons and Considerations

Having regard to the Dublin City Development Plan, 2016-2022, according to which the site location is within an area subject to the zoning objective: *Z8 To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective*, within a conservation area and, within the historic curtilages of Nos 22 and 23 Upper Pembroke Street, which are included on the record of protected structures in respect of which Policy Objective CHC2 provides for protection of the special interest and enhancement of protected structures and their curtilages, it is considered that the proposed apartment block within the historic curtilages of the houses on Upper Pembroke Street, by reason of insufficient separation distance owing to the proposed scale, mass and height which are excessive, visually obtrusive and overbearing in proportion would, as a result, seriously injure the integrity, character and setting of the protected structures on Pembroke Street Upper and materially contravene Policy Objective CHC2 of the Dublin City Development Plan, 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 05/02/2019

Stephen Bohan