



An
Bord
Pleanála

Board Direction
BD-002598-19
ABP-302809-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2019.

The Board decided to refuse permission, by a majority of 2:1, for the following reasons and considerations.

Reasons and Considerations

Having regard to location of the site on Henrietta Street, which is a conservation area and a street of international importance in conservation terms, it is considered that the proposed intensification of use to accommodate two small studio units in addition to a one-bedroomed apartment at lower ground floor level would result in a loss of original fabric, especially in terms of the remaining elements of the historic floor plan of the basement, resulting in serious injury to the special architectural character and fabric of this protected structure of international significance. The proposed development would also set an undesirable precedent for similar developments along the street. The proposed development would therefore be contrary to the provisions of the Dublin City Development Plan 2016-2022 in respect of protected structures and development in conservation areas, and to the proper planning and sustainable development of the area.

Board Member

Date: 15/03/2019

Terry Prendergast

Note: The Board also concurred with the Inspector regarding the lack of information submitted in relation to drainage, plumbing and ventilation services etc.

Please issue Direction with Order.