



An
Bord
Pleanála

Board Direction
BD-002740-19
ABP-303136-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/04/2019.

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

Reasons and Considerations

1. The proposed works, entailing intervention to the historic boundary treatment with a loss of historic fabric, would materially and adversely affect the character and setting of the Protected Structure. In addition, the proposed works would seriously injure the architectural character of both the streetscape and the setting of a pair of Protected Structures (Nos. 31 and 32 Kenilworth Square West). The proposed works therefore contravene the relevant provisions of the Dublin City Development Plan 2016-2022 and are contrary to the relevant provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 and would therefore be contrary to the proper planning and sustainable development of the area.
2. The proposed development would result in the loss of on-street parking, which would reduce the supply available to residents and the wider public on the street and as such would be contrary to Policy MT14 of the Dublin City Development Plan 2016-2022, which seeks to retain on-street parking as a resource for the city, as far as practicable. The proposed development would

therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/04/2019

Chris McGarry