



An  
Bord  
Pleanála

**Board Direction**  
**BD-003244-19**  
**ABP-303737-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th June, 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 by reason of the demolition of the original Victorian two-storey return containing surviving architectural features and, by reason of inappropriate design would seriously injure the architectural character of this Protected Structure and its appearance in the streetscape to Louis Lane. The proposal is, therefore, contrary to Policy Objective CHC2 which seeks to ensure that the special interest of protected structures is protected, and Section 11.1.5.3 of the Dublin City Council Development Plan 2016-2022 and Section 6.8.13 of the Architectural Heritage Protection Guidelines and, as such, the proposal is considered contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 07/06/2019

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Terry Ó Niadh