



An  
Bord  
Pleanála

**Board Direction**  
**BD-003476-19**  
**ABP-303951-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7/4/2019.

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

### **Reasons and Considerations**

1. It is the policy of Dublin City Council as set out in Policy CHC2 of the Dublin City Development Plan 2016-2022 to ensure that the special interests of protected structures are protected and that any proposals for redevelopment be highly sensitive to the historic fabric and special interest of the interior including its plan form and hierarchy of spaces. It is considered that the proposed works to be undertaken, which would involve significant breaches through party walls, together with the demolition of internal walls primarily between No. 6 College Street and No. 31 Fleet Street, would give rise to an unacceptable loss of historic fabric and legibility and would therefore contravene Policy CHC2(c) of the County Development Plan. The proposed development would have an irreversible detrimental and seriously injurious impact on the historic fabric, plan, form and integrity and architectural character of these two important protected structures. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to section 11.1.5.1 and policy CHC2 of the Dublin City Development Plan 2016-2022, it is considered that the proposed development

would seriously injure the special architectural and historic character and integrity of the adjacent significant Protected Structures. The proposed extension and lightwell to the rear of Number 31 Fleet Street would have an unacceptable and adverse impact on the setting and architectural character of that Protected Structure (Number 31). Furthermore, the proposed extensions above and to the east of the existing rear return to Number 6 College Street, would have an unacceptable and adverse impact on the setting and architectural character of the Protected Structures at Numbers 29 and 30 Fleet Street and Number 7 College Street. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 05/07/2019

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Terry Prendergast