



An
Bord
Pleanála

Board Direction
BD-003930-19
ABP-304654-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/8/2019.

The Board decided to make a split decision, to

- (1) grant permission for the reconfiguration of the internal layout of the upper ground floor and first floor levels for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective for the site in the current Development Plan for the area, the planning history of the site and the nature of the proposed development it is considered that the proposed development would enliven St Andrew's Lane and would provide an acceptable level of quality and amenity for visitors to Dublin. As such it is considered that the proposed development would be in accordance with the ppsd of the area.

Conditions

1. Planpartic

2. Apart from the amendments granted under this permission, the development shall be carried out in accordance with, and shall comply with the conditions attached to, the permission granted under 29S.248844, Reg. Ref. 4342/16.

Reason: In the interest of orderly development.

3. The area indicated in black on Drawing No P5000705 - Proposed Upper Ground Floor Plan, submitted to the planning authority on 19th March 2019, shall be used as plant associated with the proposed development, consistent with the permission granted under 29S.248844, Reg. Ref. 4342/16.

Revised drawings illustrating this clarification shall be submitted to, and agreed in writing with, the planning authority within two months of the date of this Order.

Reason: In the interest of orderly development.

and

(2) refuse permission for the reconfiguration of the roof profile to include the development of an additional storey to create a nine storey + plant level over lower ground floor development for the following reasons and considerations.

Reasons and Considerations

Having regard to the prominent and sensitive location of the site, by reason of its important location within the historic city core and its proximity to the South City Retail Quarter, it is considered that the proposed additional floor would have a significantly detrimental visual impact due to its scale and bulk on the adjacent South City Retail Quarter Architectural Conservation Area. Furthermore, the proposal would, by reason of visual intrusion, have a significant and detrimental visual impact on a number of important views and vistas in the city including from Grafton Street towards Wicklow Street and from Drury Street towards Exchequer Street. The proposed development would, therefore, seriously injure the urban character and visual amenities of the historic city core and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 30/08/2019

Terry Prendergast