



An
Bord
Pleanála

Board Direction
BD-005446-20
ABP-305942-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/03/2020.

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 considered that the proposed development, by reason of its height relative to surrounding buildings, scale, massing and bulk at this prominent site, would constitute overdevelopment of the site and would be out of character with the pattern of development in the vicinity. The proposed development would seriously injure the visual amenities of the area and therefore, be contrary to the proper planning and sustainable development of the area.
- 2 The proposed development of a part four, part five storey over basement building on a narrow plot, adjoining and bounding a narrow busy laneway, does not integrate well into Temple Bar Square where the prevailing height is three-storey. The subject plot is insufficiently wide to accommodate a building greater than three storeys. The subject site does not read as a traditional corner plot wherein a higher building can create a landmark feature. The proposed largely blank elevation onto Temple Bar Square, with a lack of fenestration on the first and second floors and the use of a double height window from the fourth and fifth floors, at the end of the vista

leading from the Central Bank down Crown Alley is visually discordant. It is considered that the proposed development is contrary to the Development Plan policy to protect Conservation Areas, namely Policy CHC4.

- 3 It is considered that the proposed development of a single large retail unit, at ground floor level, to replace a series of smaller retail premises fronting onto Merchants Arch, would have a detrimental impact on the scale, urban grain and vibrancy of the area. In considering this issue, the Board had regard to the Z5 zoning objective for the area as provided for in the Dublin City Development Plan, 2016-2022, which is to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity, and considered that the loss of the existing mix of small-scale commercial units which contribute to the existing vibrancy and character of the Temple Bar area would not be accordance with the zoning provisions for the area and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/03/2020

Maria FitzGerald