



An  
Bord  
Pleanála

**Board Direction**  
**BD-005405-20**  
**ABP-305945-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2020.

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

### **Reasons and Considerations**

Having regard to the character of the existing Protected Structure (Ref 7912) and to the established pattern, scale and architectural character of the area, it is considered that the proposed development, by way of its design would fail to integrate satisfactorily with the existing building. As a result, it is considered that the proposed development would be obtrusive in impact and would adversely affect the character of the Protected Structure and would set undesirable precedent for similar development in the area. The proposed development would be contrary to the Architectural Heritage Protection Guidelines Department of Arts Heritage and the Gaeltacht 2011 and Policy CHC2 of the Dublin City Development Plan 2016-2022. The proposed development would therefore be contrary to the proper planning and development of the area.

**Board Member**

**Date:** 13/03/2020

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Maria FitzGerald