



An
Bord
Pleanála

Board Direction
BD-005915-20
ABP-306642-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2020.

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 is located in the historic Thomas Street area and within the designated Thomas Street and Environs Architectural Conservation area, in close proximity to Saint Catherine's Church, a historic city landmark of architectural and cultural interest and a protected structure. The adjoining buildings to the south are a terrace of two storey residential properties and to the north, a three storey protected structure. The overall design, scale and height of the proposed development is excessive and will be highly visible at this location, will be detrimental to character of the designated Architectural Conservation Area, will have adverse impact on the setting of existing protected structures including St. Catherine's Church and Arthurs Pub and will have disproportionate and adverse impact on the visual amenities of the area. The proposal is therefore contrary to, policies CHC1, CHC2 and CHC4 of the Dublin City Development Plan and would not be in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 11/06/2020

Michelle Fagan