



An
Bord
Pleanála

Board Direction
BD-006944-20
ABP-307648-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2020.

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

Reasons and Considerations

1. The proposed development, by itself and by the precedent for which a grant of permission would set, would be contrary to the stated provisions of the Core Strategy of the City Development Plan 2016-2022, which recognises residential units as a scarce resource and which need to be managed in a sustainable manner so that the housing needs of the city are met. The proposed development, resulting in the permanent loss of a residential unit within an area designated as a Rent Pressure Zone, would also be contrary to the core principles of the Dublin Housing Strategy 2016-2022 which requires that the planning and building of housing and residential space in the city contributes to sustainable and balanced development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development for the change of use of a Protected Structure located in a Georgian Conservation Area, by itself and by the precedent for which a grant of permission would set, would be contrary to the stated provision of the City Development Plan 2016-2022 'Z8' Zoning Objective, which seeks to maintain and enhance such areas as active residential streets and squares during the day and at night-time and recognises the need to encourage more residential uses and limit an

over concentration of office use. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 16/11/2020

Terry Prendergast