



An
Bord
Pleanála

Board Direction
BD-007021-20
ABP-307749-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/11/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2004 (republished 2011) and to the visually sensitive and reversible nature of the works proposed to be retained, the Board was satisfied that, subject to compliance with the condition set out below, the proposed works to be retained would not materially or adversely affect the character and setting of the protected structure and, therefore, would be in accordance with the policies CHC1 and CHC2 of the Dublin City Development Plan 2016-2022 and Sections 12.1.2 and 12.6.3 of the Architectural Heritage Protection Guidelines, 2004. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission to retain the works, the Board was satisfied that the works proposed to be retained,

having regard to their reversible nature, limited visual impact and minimalist level of intervention, would not materially or adversely affect the character and setting of the protected structure and, therefore, would be in accordance with Section 11.1.5.1 and policies CHC1 and CHC2 (a) (b) and (d) of the Dublin City Development Plan 2016-2022 and Sections 12.1.2 and 12.6.3 of the Architectural Heritage Protection Guidelines, 2004 (republished 2011) and, therefore, would be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 5th day of June, 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

Board Member

Date: 25/11/2020

Paul Hyde