



An  
Bord  
Pleanála

**Board Direction**  
**BD-008461-21**  
**ABP-309212-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2021.

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 nature of the proposed development to demolish a former stone/brick coach house on a mews laneway and to Section 16.10.16 (b) of the Dublin City Development Plan, which notes that stone/brick coach houses on mews laneways are of national importance and recognises the increasing rarity of stone/brick coach houses and the need to retain and conserve all of the surviving examples, particularly in relation to their form, profile and building line as well as any original features remaining, and that proposals to demolish will not generally be accepted, it is considered that the proposed development would be contrary to the above objective, which is considered to be appropriate, would set an undesirable treatment for development of a similar type, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Terry Prendergast*

**Date:** 08/06/2021

Terry Prendergast