

An
Bord
Pleanála

Board Direction
BD-009813-22
ABP-309440-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2022.

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

Reasons and Considerations

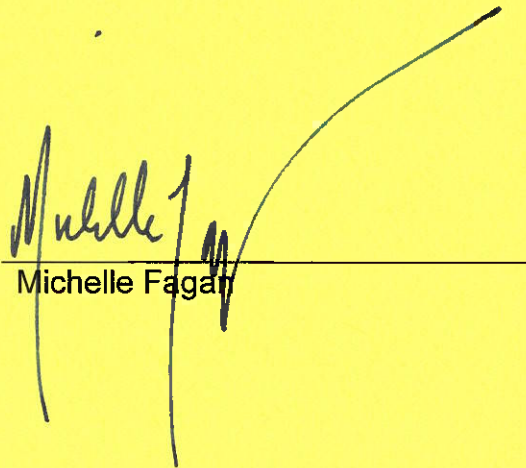
The Chapel Building is a building of significant architectural heritage value, which has been identified of regional importance by the National Inventory of Architectural Heritage and lies within the curtilage of Protected Structures ref. numbers 4444, 4445, 4446 and 4447 as identified in the Dublin City Development Plan's Record of Protected Structures.

Having regard to the Section 57 (10) (b) of the Planning and Development Act 2001 as amended, which allows for the demolition of a protected structure or proposed protected structure, only in exceptional circumstances, the Architectural Heritage Protection – Guidelines for Planning Authorities 2011, which strongly discourages Façade retention of protected structures under Section 6.8.17, and the policies and objectives of the Dublin City Development Plan 2016-2022, in particular policies CHC2 and CHC5, which "*require the strongest justification, including professional input with specialist knowledge so that all options receive serious consideration*", and the submissions on the file, it is considered that the proposed development would result in permanent, irreversible and significant loss of a protected building that contributes to the character and setting of the Protected Structures, and notwithstanding the nature of the constrained urban site, the Board is not satisfied that the proposed demolition of the chapel building, retention of the gable façade and

the salvage and incorporation of elements of the chapel into the proposed new building has been sufficiently justified with regard to the overall site.

It is considered that the proposed development would be contrary to Section 57 (10) (b) of the Planning and Development Act 2001 as amended, the Architectural Heritage Protection – Guidelines for Planning Authorities 2011, and policies CHC2 and CHC5 of the Dublin City Development Plan 2016-2022 and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 20/01/2022