

An
Bord
Pleanála

Board Direction
BD-010456-22
ABP-309550-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/04/2022.

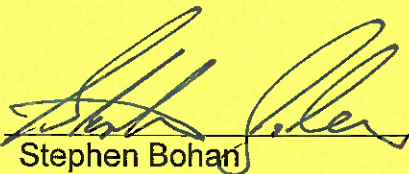
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is the policy of Dublin City Council as set out in Policy CHC2 of the Dublin City Development Plan 2016-2022 to ensure that the special interests of protected structures are protected and that any proposals for redevelopment be highly sensitive to the historic fabric and special interest of the interior including its plan form and hierarchy of spaces. It is considered that the proposed works to be undertaken including the removal of the roof structure, original roof profile and remaining interior fabric would give rise to an unacceptable loss of historic fabric and legibility and would therefore contravene Policy CHC2(c) of the County Development Plan. The proposed development would have an irreversible detrimental and seriously injurious impact on historic fabric, plan, form and integrity and architectural character of the protected structure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the established built form and character of the surrounding area and the Z5 zoning provisions for the site, the objective for which is to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity, it is

considered that the proposed development, by reason of its restricted width, the elongated nature of the site, the building design and height relative to surrounding buildings, would be visually incongruous in terms of its design, which would be out of character with the streetscape and, by reason of its prominence, would be contrary to the protection of the visual amenity of the Liffey Quays Conservation Area and would be contrary to policy CHC4 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Stephen Bohan

Date: 05/04/2022