

An  
Bord  
Pleanála

**Board Direction**  
**BD-008802-21**  
**ABP-309771-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2021.

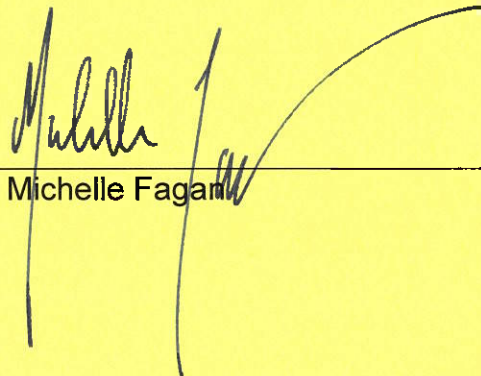
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the Dublin City Development Plan, 2016-2022 according to which the site for the proposed development is within the curtilage of No 14 Fitzwilliam Square, a protected structure from within the historic plot of which the site is subdivided, to location within the Fitzwilliam Square and Environs Architectural Conservation Area and the zoning objective Z8: Georgian Conservation Areas. " to protect the existing architectural and civic design character and to allow for limited expansion consistent with the conservation objective", it is considered that the proposed development which entails extensive site coverage breaching the established rear building line and front building lines along the north side of Lad Lane is overdevelopment which has an insufficient separation distance from the Georgian townhouse, (No14 Fitzwilliam Square) adversely affecting its integrity and setting and, by reason of the massing, and box form, infill forward of the established front building line and intervening with the integrity of the historic calp limestone walling along the Lad Lane frontage would be visually dominant, obtrusive and out of character with the historic context and layout and established architectural character of the streetscape along the northern side of Lad Lane within the Architectural Conservation Area and, would set undesirable precedent for further similar

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

**Board Member**



Michelle Fagan

**Date:** 27/07/2021