



An
Bord
Pleanála

Board Direction
BD-010881-22
ABP-310082-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/06/2022.

The Board decided to refuse permission (by a vote of 2:1), generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The Dublin City Development Plan 2016-2022 (Policy CHC1 and Section 16.10.17) seeks the preservation of the built heritage of the city and the retention and re-use of older buildings/ structures of historic, architectural, cultural, artistic and/or local interest or buildings which make a positive contribution to the character and identity of streetscapes and the sustainable development of the city, even if those buildings are not included on the Record of Protected Structures. These provisions are considered reasonable. It is considered that the former Quinn's building on site (structures No.'s 42-44) makes a positive contribution to the streetscape character and the identity of the area. Its demolition would result in the loss of a historic Victorian building and would detract from the built heritage of the area. It is further considered that inadequate justification has been provided for the demolition of the remaining structures and shopfronts on the site (No.s 46 – 50A). Furthermore, having regard to the prominent location of the site and the established built form and character of Drumcondra Road Lower in the vicinity of the site, it is considered that the proposed new development, consisting of a predominately four to five-storey building of excessive scale over a significant length of site frontage, would be

incongruous in terms of its form and design and would not create an appropriate interface with the public realm at street level. The proposed development would seriously injure the visual amenities and character of the area, would be contrary to the stated policy of the planning authority, as set out in the current Development Plan for Dublin city, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 15/06/2022