



An
Bord
Pleanála

Board Direction
BD-009906-22
ABP-310444-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2022.

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 planning history of the site, to the location of the proposed mews development within the curtilage of a Protected Structure and within a residential Conservation Area, it is considered that the proposed development, by reason of its height, roof form and design quality, and its' siting in a prominent location on Cambridge Road would adversely affect the character and setting of the Protected Structure at 44 Belgrave Square and the adjoining Protected Structures in the area, and would not contribute positively to the character and distinctiveness of the Conservation Area.

The proposed development would, therefore, by itself and by the precedent it would set for similar type development, seriously injure the amenities of the area contrary to Policies CHC1, CHC2 and CHC4 of the Dublin City Development Plan 2016-2022, as well as Section 16.10.16 of the Plan as it relates to Mews Dwellings. The development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 01/02/2022