



An
Bord
Pleanála

Board Direction
BD-009777-22
ABP-310581-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2022.

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

Reasons and Considerations

Having regard to the Protected Structure status of No 4 Herbert Street and the adjoining Georgian properties along the south eastern side of Herbert Street and to the location of the proposed development for which retention is sought within the designed Z8 Georgian Conservation Area within the Dublin City Development Plan, 2016-2022, and to the nature of the proposed development comprising the retention of high level façade luminaires at front parapet level and the corporate name plate to the right hand side of the main front entrance, it is considered that the external lighting of the façade of an individual building, and the signage by reason of its design and materials would be visually obtrusive and would adversely affect the integrity, architectural character and sensitive setting of the Protected Structures within the Georgian Conservation Area. As a result, the proposed development would be contrary to Policy CHC2 and section 11.1.5.3 of the Dublin City Development Plan, 2016-2022. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 17/01/2022