



An
Bord
Pleanála

Board Direction
BD-009330-21
ABP-310669-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/10/2021.

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

Reasons and Considerations

1. Having regard to provision of a permanent structure over the public realm on Harry Street, the full extent of the street having been taken in charge by Dublin City Council, and its impact on maintenance requirements and potential impact on service vehicular access, it is considered that the development would adversely impact the operation of the public street and would permanently overhang the taken in charge public footway and road. The development would set an undesirable precedent for similar type developments in the area, and across Dublin City and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed permanent canopy fixed to the front façade of this protected structure would seriously injure its historic fabric, would be visually obtrusive and would constitute an insensitive form of development. The proposal would seriously impact the architectural character and setting of this Protected Structure and would, therefore set an undesirable precedent for similar type development. The proposal would be contrary to the provisions of the Policy CHC2 (d) of the Dublin City Development Plan 2016-2022 and the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 27/10/2021